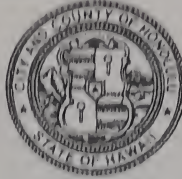


DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honolulu.gov](http://www.honolulu.gov) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)



KIRK CALDWELL  
MAYOR

KATHY K. SOKUGAWA  
ACTING DIRECTOR

TIMOTHY F. T. HIU  
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI  
DEPUTY DIRECTOR

2019/SMA-19(ST)  
2019/CUP-30

**NOTICE OF INCOMPLETE APPLICATION**

File Nos: 2019/SMA-19 and 2019/CUP-30

Applicant/Landowner: The Point at Haleiwa LLC

Agent: Abe Lee

Location: 67-201 Waialua Beach Road - Waialua

Zoning District: AG-2 General Agricultural District

State Land Use District: Agricultural District

Tax Map Key: 6-7-001: Portion of 051 (Lot 4)

Received: July 2, 2019

Request: SPECIAL MANAGEMENT AREA USE PERMIT (MINOR) and  
CONDITIONAL USE PERMIT (MINOR) to establish an  
outdoor recreation (camping) facility.

SEE  
SMA  
for  
full  
Application  
Material

The above applications cannot be accepted at this time because we need the following additional information:

1. Site and Improvement Plans: A more detailed site plan, drawn to scale, should be provided which clearly indicates the proposed camp ground boundaries, access roads, parking area, and pedestrian paths to each of the 20 individual camp sites. We note that the aerial imagery, zoning, State Land Use, and Flood maps included in the application materials appear to point to areas beyond the 5.082-acre area of Lot 4.

Plans for other improvements, such as for each camp site, should include details for the yurt or other decking platforms and their foundations. Plans for the lavatory, sink and shower facilities, water lines, drainage, and septic system improvements must also be submitted. Also, any fencing or other improvements that are proposed to contain campers and prevent unauthorized individuals or pets or animals from entering the camp grounds, should be disclosed.

2. Access and Parking Improvements: Existing access and proposed access improvements need to be clearly shown. Although the application states that no grading or grubbing is required, in absence of current conditions, we are unable to verify that such improvements are unnecessary. Furthermore, we note that the cost estimate provided by J. Uno & Associates, attached as Appendix VII, indicates there is "fine grading."

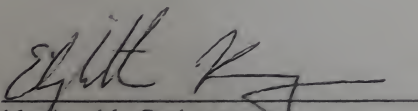
If only pedestrian access to campsites is proposed, the revised application should clarify whether vehicular access will be made possible on a limited basis (by a locked gate, etc.) in case of emergencies or for maintenance vehicles. It must also illustrate how access to the camp facility from Waialua Road to the parking area will be provided. Plans and details are needed for the construction of the 24-space parking lot and methods for confining vehicles to the parking lot area only. Please also clarify whether access will also be provided from Kiapoko Street via Lot 7-A, or strictly from Waialua Beach Road over Lot 121. Finally, since access to areas beyond the proposed camp (Parcel 4) is provided by the existing access Lot 7-B, which forms the makai boundary of the proposed camp, will this access parcel be separated from the camp facility boundaries?

3. Facilities and Improvements: The site appears to be overgrown with decades of unmanaged growth. Although no grading or grubbing is indicated, a complete description of existing terrain, soils and vegetation is not provided, and we question how pathways and campsites can be established without grubbing the four decades of unattended growth. The revised application must describe the existing conditions and proposed grubbing and new ground cover proposed for the facility. There needs to be more information and plans for specific improvements within the individual camp sites, including the 12-foot diameter yurt platforms, foundations, fire pits, the individual restroom and shower facilities for each camp site, as well as the camp facility's storage containers. Details on the roadways and parking areas, and how vehicles will be restricted to designated parking areas for the safety of campers and guests. The proposed illumination of the facility needs to be more thoroughly described.
4. Operation and Management: A more comprehensive description of overall operations is needed, including the maximum number of campers that will be allowed at any given time, a full staffing description beyond the two individuals who will be present at all times, including the staff or vendors who will manage



6. State and County Plans, Policies, and Regulations: As a site located completely within SMA, the revised application must address how the proposed camp site complies with the General Plan and North Shore Sustainable Communities Plan.
7. Camp Rules: A draft copy of the anticipated camp rules for users of the facility should be provided. It should include management responsibilities, and emergency procedures that are to be incorporated within the camp facility. Details such as maximum numbers of campers allowed, and rules to be employed regarding campfires, recreational uses, access to the shoreline, and levels of activities which will occur beyond the limits of the camp facility (Parcel 4), should be discussed in the context of supporting a no-affect determination on the SMA.
8. Shoreline Certification: Although the application indicates that a 2012 certified shoreline survey is attached as Appendix VI, the attachment is a shoreline survey prepared in 2014, which references the coordinates of the shoreline certified in 2012. In order to verify that all proposed camp improvements will be located beyond the 55-foot waiver line, a much larger and more detailed survey must to be provided. Further, the application needs to verify whether the coastline has significantly changed since 2012.
9. When resubmitting the application, please include at least two hard copies and at least six electronic copies in pdf form (CD) for distribution to appropriate agencies for review and comment.

We are returning your process filing fees of \$200, \$ 400, and \$100 (check Nos. 1016, 1017 and 1019). Should you have any questions, please contact Steve Tagawa, of our staff, at 768-8024.

  
For: Kathy K. Sokugawa  
Acting Director

Date: July 17, 2019

Enclosure: Check No. 1016, 1017, 1019  
Receipt Nos. 123255 and 123256

## LAND USE PERMITS DIVISION MASTER APPLICATION FORM

Additional data, drawings/plans, and fee requirements are listed on a separate sheet titled "Application Instructions."  
PLEASE ASK FOR THESE INSTRUCTIONS

All specified materials described in the "Instructions for Filing" and required fees must accompany this form; incomplete applications will delay processing. You are encouraged to consult with Zoning Division staff in completing the application. Please call the appropriate phone number provided in the "Instructions for Filing."

Please print legibly or type the required information.

SUBMITTED FEE: \$ 400 + \$600

PERMIT/APPROVAL REQUESTED (Check one or more as appropriate):

<b>Cluster:</b> <input type="checkbox"/> Agricultural <input type="checkbox"/> Country <input type="checkbox"/> Housing	<input type="checkbox"/> Modify Approved Permit:  (Indicate Reference File No.)	<b>Special Management Area Use Permit:</b> <input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major
<b>Conditional Use Permit:</b> <input checked="" type="checkbox"/> Minor <input type="checkbox"/> Major	<input type="checkbox"/> Plan Review Use	<input type="checkbox"/> Temporary Use Approval
<input type="checkbox"/> Existing Use:  (Indicate Type of Use)	<b>Planned Development:</b> <input type="checkbox"/> Housing <input type="checkbox"/> Commercial (WSD Only) <input type="checkbox"/> Resort (WSD Only) <input type="checkbox"/> Interim Planned Development-Transit (IPD-T)	<input type="checkbox"/> Variance from LUO Section(s):  
<b>Environmental Document:</b> <input type="checkbox"/> Environmental Impact Statement <input type="checkbox"/> Environmental Assessment <input type="checkbox"/> Supplemental	<b>Shoreline Setback Variance</b> <b>Special District Permit:</b> <input type="checkbox"/> Minor <input type="checkbox"/> Major  (Indicate District)	<input type="checkbox"/> Waiver from LUO Section(s):  
<input type="checkbox"/> Minor Shoreline Structure	<input type="checkbox"/> Downtown Height >350 Feet	<input type="checkbox"/> Zoning Adjustment, LUO Section(s):  
		<input type="checkbox"/> HRS Section 201H-38 Project

TAX MAP KEY(S): 1-6-7-1-51, Lot 4

LOT AREA: 5.082 Acres

ZONING DISTRICT(S): AG 2

STATE LAND USE DISTRICT: Agriculture

STREET ADDRESS/LOCATION OF PROPERTY: 67-201 Waiialua Beach Road, Waiialua HI 96791

### RECORDED FEE OWNER:

Name (& title, if any) The Point at Haleiwa LLC

Mailing Address 4960 Mana Place

Hon HI 96816

Phone Number 630-6103

Signature *[Signature]*

PRESENT USE(S) OF PROPERTY/BUILDING:

Vacant Land

### APPLICANT:

Name Same as owner

Mailing Address SAME AS OWNER

Phone Number

Signature *[Signature]*

### AUTHORIZED AGENT/CONTACT PERSON:

Name Same as owner

Mailing Address

Phone Number

E-mail abelee1948@gmail.com

Signature

PROJECT NAME (if any):

REQUEST/PROPOSAL (Briefly describe the nature of the request, proposed activity or project):

Applicant requests for concurrent approval for a CUP minor and a SAM Minor for the permitted use of an Outdoor Recreational Use as a campground.

POSSE JOB NO.



650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

## LAND USE PERMITS DIVISION MASTER APPLICATION FORM

Additional data, drawings/plans, and fee requirements are listed on a separate sheet titled "Application Instructions."  
PLEASE ASK FOR THESE INSTRUCTIONS

All specified materials described in the "Instructions for Filing" and required fees must accompany this form; incomplete applications will delay processing. You are encouraged to consult with Zoning Division staff in completing the application. Please call the appropriate phone number provided in the "Instructions for Filing."

Please print legibly or type the required information.

SUBMITTED FEE: \$ 400 + \$600

### PERMIT/APPROVAL REQUESTED (Check one or more as appropriate):

#### Cluster:

- ☐ Agricultural  
☐ Country  
☐ Housing

#### Conditional Use Permit:

- ☒ Minor ☐ Major

#### ☐ Existing Use:

(Indicate Type of Use)

#### Environmental Document:

- ☐ Environmental Impact Statement  
☐ Environmental Assessment  
☐ Supplemental

- ☐ Minor Shoreline Structure

#### ☐ Modify Approved Permit:

(Indicate Reference File No.)

#### ☐ Plan Review Use

#### Planned Development:

- ☐ Housing  
☐ Commercial (WSD Only)  
☐ Resort (WSD Only)  
☐ Interim Planned  
Development-Transit (IPD-T)

#### Shoreline Setback Variance Special District Permit:

- ☐ Minor ☐ Major

(Indicate District)

- ☐ Downtown Height >350 Feet

#### Special Management Area Use Permit:

- ☒ Minor ☐ Major

- ☐ Temporary Use Approval

- ☐ Variance from LUO Section(s):

- ☐ Waiver from LUO Section(s):

- ☐ Zoning Adjustment, LUO Section(s):

- ☐ HRS Section 201H-38 Project

TAX MAP KEY(S): 1-6-7-1-51, Lot 4

LOT AREA: 5.082 Acres

ZONING DISTRICT(S): AG 2

STATE LAND USE DISTRICT: Agriculture

STREET ADDRESS/LOCATION OF PROPERTY: 67-201 Waialua Beach Road, Waialua HI 96791

#### RECORDED FEE OWNER:

Name (& title, if any) The Point at Haleiwa LLC

Mailing Address 4960 Mana Place

Hon HI 96816

Phone Number 630-6103

Signature *Abe E*

PRESENT USE(S) OF PROPERTY/BUILDING:

Vacant Land

#### APPLICANT:

Name Same as owner

Mailing Address Same as owner

Phone Number

Signature *Abe E*

#### AUTHORIZED AGENT/CONTACT PERSON:

Name Same as owner

Mailing Address

Phone Number

E-mail abelee1943@gmail.com

Signature

PROJECT NAME (if any):

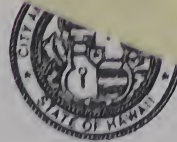
REQUEST/PROPOSAL (Briefly describe the nature of the request, proposed activity or project):

Applicant requests for concurrent approval for a CUP minor and a SMA Minor for the permitted use of an Outdoor Recreational Use as a campground

POSSE JOB NO.



PETER B. CARLISLE  
MAYOR



A. SUMADA  
PLANNING DIRECTOR

ELOG-1887 (MS)

October 11, 2012

**COPY**

Mr. Christopher Lau  
3764 Old Pali Road  
Honolulu, Hawaii 96817

Dear Mr. Lau:

Subject: Zoning Confirmation  
Land between Wailua Beach Road and Kaiaka Bay - Waialua  
Tax Map Key 6-7-1: 51 and 52

This is in response to your letter of September 14, 2012, requesting clarification on the number of farm dwellings permitted on the above site, zoned AG-2 General Agricultural District. Based on the information stated below, six farm dwellings are permitted on Parcel 51, and the proposed work is not considered development for Special Management Area (SMA) purposes if the floor area of each of the dwellings will be less than 7,500 square feet and/or there will be no more than two dwellings on each subdivision lot.

The 14.643-acre (637,849-square-foot) Parcel 51 is entirely within the SMA and is a shoreline lot. It contains Lots 1-B, 2, 4, and 5, all of which are separate subdivided lots for development purposes. Lots B, C, 7-A, and 7-B are pill box and road right-of-way lots. The site plan attached with your letter shows one dwelling unit on Lots 1-B (2.720 acres) and 2 (.397 acres), and two dwelling units on Lots 4 (5.082 acres) and 5 (5.365 acres). The required minimum lot size is two acres for one farm dwelling, or four acres for two farm dwellings in the AG-2 District. Hence, one farm dwelling is permitted on Lot 1-B and two farm dwellings are permitted on Lots 4 and 5. Although Lot 2 is less than one acre, it is considered a lot for development purposes; therefore, one farm dwelling is permitted. The proposed development must comply with zoning and other regulations, including required yard and shoreline setbacks.

The only type of dwelling permitted in agriculturally zoned districts is a farm dwelling. A "farm dwelling" is defined in the LUO as a dwelling located on and used in connection with a farm where agricultural activity provides income to the family occupying the dwelling; therefore, a bonafide farm activity must be associated with the family occupying the dwelling. Furthermore, the LUO Section 21-5.250 states that each farm



dwelling, and any accessory uses shall be contained within an area not to exceed 5,000 square feet. Structures and elements that must be completely within the polygon include eaves and overhangs, carports/garages, gazebos and trellised areas, uncovered stairways and decks, storage sheds, swimming pools, and other similar structures and improvements. The farm dwelling area shall be confined to any polygon drawn on a site plan that does not exceed 5,000 square feet, and for which the exterior angles are greater than 180 degrees. This information must be submitted with the building permit application. Further, because farm dwellings are considered agricultural structures, they are not subject to the provisions of Table 21-3.1 of the LUO, which limit the maximum building area to 10 percent of the zoning lot for nonagricultural structures.

Based on the site plan, a driveway, which crosses multiple lot boundary lines, is proposed. Any easement which serves more than two lots is considered a street for LUO purposes. A Conditional Use Permit (CUP) for joint development for a roadway easement is required. The minimum 10-foot front yard setback would be required for those lots abutting these easements. The CUP for joint development is also required if the creation of the easement reduces a conforming lot below two acres or further reduces the area of a nonconforming lot. The instructions for a CUP and the master application form can be found on the following web addresses:

<http://dev.honoluludpp.org/Portals/0/pdfs/zoning/JDAGREE.PDF> Instructions

<http://dev.honoluludpp.org/Portals/0/pdfs/zoning/useform1.pdf> master Application Form

Further, Revised Ordinance of Honolulu (ROH), Section 25-1.3(2)(A) specifies that the construction or reconstruction of a single-family residence that is less than 7,500 square feet of floor area and is not part of a larger development is not considered development for SMA purposes. The size threshold is not based on the cumulative size of the proposed farm dwellings. Therefore, the construction of the farm dwellings will not be considered to be "development" for SMA purposes unless the floor area of an individual dwelling will be 7,500 square feet or more.

Please also note that we did not check the site, site plans, or the complete building permit history for the site, which may reveal unique circumstances and conditions associated with the property. We are unable to determine if there are any other nonconforming situations, such as yard encroachments or parking.

This letter is not a disclosure statement nor is it intended to substitute for mandatory disclosures in real estate transactions regarding the subject parcel. The City is under no obligation to investigate, research, or participate in the preparation of disclosure statements, other than providing available public records. This letter does not create liability on the part of the City, or any officer or employee thereof, if used in or as a

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Honolulu, Hawaii 96817  
Telephone: 808-542-5976  
Email: [clauhawaii@aol.com](mailto:clauhawaii@aol.com)

September 14, 2012

Mr. David Tanoue, Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 S. King Street, 7th Floor  
Honolulu, HI 96813

Re: Tax Map Key: 6-7-001: 051 and 052 Owned by the  
Shull Bonsall Family Trust

Dear Mr. Tanoue:

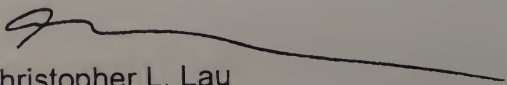
I have been authorized by the owner of the above referenced property to discuss the potential development of the property with City agencies, a copy of a letter dated August 2, 2012 is enclosed. I would like to confirm (1) the development of six (6) farm dwellings is permissible on the lots that have been recognized for development purposes and (2) that an SMA permit is not required.

By letter dated October 27, 2010, a copy of which is enclosed, DPP determined that the TMK contained four separate lots for development purposes and that such lots were Lots 1-B, 2, 4 and 5 having 2.720 acres, .397 acres, 5.082 acres and 5.365 acres, respectively. The subject property is zoned Ag-2. Pursuant to Sec. 21-8.30 (a) of the LUO, we would like to build two (2) detached farm dwellings on both Lots 4 and 5 and one (1) farm dwelling each on Lots 1-B and 2 for a total of six (6) detached farm dwellings. A tentative site plan is enclosed. I ask for your confirmation that the six (6) detached farm dwellings will be allowed.

I have been advised that because of the written lot determination letter dated October 27, 2010 that DPP's Land Use Branch will rely on such letter to acknowledge that there are four (4) zoning lots in TMK Parcel 51 and that an SMA permit is not required to build one or two farm dwellings per lot depending on the size of each individual zoning lot, i.e., how many dwellings are allowed by right. The only exception being if a dwelling will have 7,500 square feet of "floor area" (per LUO definition) or larger, in which case an SMA permit will be required. Again, I ask for confirmation that no SMA permit will be required for the construction of the six (6) detached farm dwelling, none of which will exceed 7,500 square feet of "floor area".

Should you have any questions, please contact me at 542-5976.

Very truly yours,

  
Christopher L. Lau

cc: Mr. James Peirson

Encl.

RECEIVED  
CITY OF HONOLULU  
OCT 15 2012  
DEPT OF PLANNING & PERMITTING  
CITY OF HONOLULU

12 SEP 14 P1:26

Honolulu, Hawaii 96817  
Telephone: 808-542-5976  
Email: [clauhawaii@aol.com](mailto:clauhawaii@aol.com)

September 14, 2012

Mr. David Tanoue, Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 S. King Street, 7th Floor  
Honolulu, HI 96813

Re: Tax Map Key: 6-7-001: 051 and 052 Owned by the  
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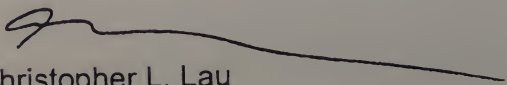
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Should you have any questions, please contact me at 542-5976.

Very truly yours,

  
Christopher L. Lau

cc: Mr. James Peirson

Encl.

RECEIVED  
CITY OF HONOLULU  
OCT 15 2012  
DEPT OF PLANNING & PERMITTING  
CITY OF HONOLULU

12 SEP 14 P1:26





Area of Lots B,C,E,45,12,14 and 15 - 502 Acres  
Area of Lot 16 and 17 - 0.758 Acres  
Total Area - 12567 Acres

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-8041  
DEPT. WEB SITE: [www.honolulu.gov](http://www.honolulu.gov) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

PETER B. CARLISLE  
MAYOR



DAVID K. TANOUÉ  
ACTING DIRECTOR  
ROBERT M. SUMITOMO  
DEPUTY DIRECTOR

October 27, 2010

Mr. James R. Thompson, LPLS  
Walter P. Thompson, Inc.  
P.O. Box 3351  
Honolulu, Hawaii 96801

2010/LD-5

Dear Mr. Thompson:

Status of Lots of Land Court Application 1089  
Land between Wailua Beach Road and Kaiaka Bay  
Tax Map Key: 6-7-001: 051 and 052

This is in response to your letter and verification documents dated July 8 and October 7, 2010, regarding the status of Tax Map Key: 6-7-001:051 and 052 as being comprised of multiple lots within Land Court Application 1089 and adjacent Exclusion 1.

Our records indicate that Lots 1-B, 7-A and 7-B (Map 13); Lot 121 (Map 21) and Lot 1-C-3 (Portion of Exclusion 1), were approved by the City under the subdivision applications listed on the attached table.

However, we have no records showing either a subdivision or consolidation of Lots B and C (Map 1), and Lots 2, 4 and 5 (Map 8). Therefore, your letter and documents were referred to the Land Division of the Department of Design and Construction (DDC) for their assistance in reviewing the status of these lots.

Based on your statements and documents provided, and the comments from the Land Division, we concur that TMK 6-7-001: 051 consists of four (4) separate lots for development purposes, one (1) pill box lot, and three (3) road right-of-way lots; and TMK 6-7-001: 052 consists of two (2) road right-of-way lots, as shown on the attached table and the copy of Map 8 of Land Court Application 1089 submitted by you.

Recognition of the lots for development purposes means that we recognize the lots only for the administration of building permits and zoning regulations of the City and County of Honolulu. This letter is not intended in any way to confirm the authenticity of the lots for title search purposes or as lot verification for real estate transactions.



Mr. James R. Thompson, LPLS  
October 27, 2010  
Page 2

Consistent with our practice of the past 20 years, we are providing such recognition as a purely voluntary accommodation based upon the documentation and verification received from you.

In addition, this letter does not certify that the subject lots and/or structures on the subject lots conform to current zoning and building regulations or other requirements. We did not check the actual site, site plans or the building permit history for the lots, which may reveal unique circumstances and conditions associated with the property. It is the responsibility of the property owner or his representative to review the site and review public records to determine if any non-conformities exist.

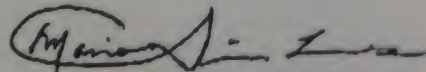
The property owner is responsible for seeking any separate approvals regulated by other laws or regulations. Any errors, discrepancies or disputes are the responsibility of the owner and surveyor to correct and resolve.

This letter is not a disclosure statement nor is it intended to substitute for mandatory seller disclosure in real estate transactions regarding the subject lot. The City is under no obligation to investigate, research or participate in the preparation of disclosure statements, other than providing available public records.

Finally, this letter does not create liability on the part of the City or any officer or employee, thereof, if used in a disclosure statement. The seller or the seller's agent, not the City, is solely responsible for the use of any public record information in the preparation of a disclosure statement.

Should you have any questions, please contact Mario Siu-Li at 768-8098 or Patricia Lee at 768-8101.

Very truly yours,



pr David K. Tanoue, Acting Director  
Department of Planning and Permitting

DKT:ms  
(804491)  
Attachment

cc: Customer Service Office, DPP (w/map)  
HOLIS, DPP (w/map)  
Real Property Assessment Division, Tax Map Section, BFS (w/map)

**Status of Lots of Land Court Application 1089  
Land Between Walatua Beach Road and Kalaka Bay  
Tax Map Key: 6-7-001: 051 & 052  
DPP File No. 2010/LD-5**

<u>Lot Number</u>	<u>Map No.</u>	<u>DPP Subd. File</u>	<u>Subdivision Approval Date</u>	<u>Lot Designation</u>
<u>Tax Map Key: 6-7-001: 051</u>				
B	1	--	--	Pill Box
C	1	--	--	Right-of-Way
2	8	--	--	--
4	8	--	--	--
5	8	--	--	--
1-B	13	1950/SUB-118	5/11/1950	--
7-A	13	1950/SUB-118	5/11/1950	Roadway R/W
7-B	13	1950/SUB-118	5/11/1950	Roadway R/W
<u>Tax Map Key: 6-7-001: 052</u>				
121	21	1953/SUB-302	7/9/1953	Roadway R/W
1-C-3	--	1972/SUB-458	11/30/1972	Roadway R/W



CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING (DPP)

Conditional Use Permit (Minor)

(For all uses requiring a Conditional Use Permit (Minor)  
except for Meeting Facilities; Day-Care Facilities;  
Schools: Elementary, Intermediate and High; and  
Hotels with up to 180 Units in the BMX-3 District

Application Instructions

*This document is intended to assist you in preparing a complete  
application and should be read in conjunction with the  
Land Use Ordinance (LUO).*

Overview.

- A. Applicability. This permit covers uses (including broadcasting antennas) that are considered appropriate in some zoning districts if certain standards and conditions are met.
- B. Time Frame. The time frame for processing this permit is 45 calendar days from acceptance of the completed application. This time frame may be extended under certain circumstances. If the DPP fails to process this permit within the required time frame, the permit shall be deemed approved.
- C. Pre-application Meeting. You are encouraged to schedule a pre-application meeting with DPP staff to discuss the application and processing requirements, if you feel it would be beneficial.

none  
done

Application Requirements.

- A. DPP Master Application. Complete and submit the DPP Land Use Permits Division Master Application Form. Provide all requested information.
- B. Fee. The application processing fee is \$600. There is an application review fee of \$200 (non-refundable) which shall be applied to the \$600 processing fee upon acceptance. Please submit two separate checks (and/or money orders), one in the amount of \$200 for the application review fee and another check for the remaining portion of \$400 (which will be returned if the application is not accepted). All fees should be payable to the City and County of Honolulu. Checks or money orders which are not properly authorized or that are more than 3 months (90 days) old will not be accepted; and, applications submitted without the proper fees will not be further processed.

take  
\$200  
ck # 1015

- f. For Transmitting Antennas. The application must include a description of all issues or causes of concern relating to the project raised at the presentation to the neighborhood board or community association. Describe the measures, if any, taken to mitigate such issues or concerns. (See also Part III, Pre-application Procedures.)

*Note: All applications involving transmitting antennas must include a completed "Certification of Categorical Exclusion for Antenna Installations" (copies available from the DPP).*

- g. For Cemeteries and Columbaria. The application must include a certificate of approval from the Board of Water Supply, indicating that there is no danger of contamination of the water supply.

3. Justification.

- a. Explain how the project will comply with the following general requirements for conditional uses:

- i. The proposed use is permitted as a conditional use in the underlying zoning district and conforms to the requirements of the LUO;
- ii. The site is suitable for the proposed use considering size, shape, location, topography, infrastructure and natural features;
- iii. The proposed use will not alter the character of the surrounding area in a manner substantially limiting, impairing or precluding the use of surrounding properties for the principal uses permitted in the underlying zoning district; and
- iv. The use at its proposed location will provide a service or facility which will contribute to the general welfare of the community-at-large or surrounding neighborhood.

- b. Explain how the project will comply with the specific development standards for the applicable conditional use category (refer to LUO Article 5), the district development standards for the applicable zoning district (refer to LUO Article 3), general development standards (refer to LUO Article 4), and off-street parking and loading requirements (refer to LUO Article 6).

current conditions?  
what preparations  
are necessary?  
- existing regulations  
Planned improvement  
on car ground  
cover

\* (Necked)  
- Accurate  
Site Plan



- a. Public services, including, but not necessarily limited to:
  - i. Refuse collection;
  - ii. Fire protection, and related occupancy requirements;
  - iii. Police services; and
  - iv. Schools.
- b. Physical environment, including, but not necessarily limited to:
  - i. Natural landforms;
  - ii. Public views;
  - iii. Natural habitats;
  - iv. Historic sites; and
  - v. Flood hazards. — ? VE 16 - what's the grade  
- safety protocols
- c. Housing and population;
- d. Employment; — — No. of stuff.
- e. Parks and recreation;
- f. Community concerns; and — NB presentation (Not req.) but have they gone?
- g. Potential nuisances, such as noise, lights, dust, and odors.

D. Drawings/Plans. Submit the following fully dimensioned drawings and/or plans applicable to the project. All plans must be black line prints, drawn to scale and prepared by a draftsman, architect, engineer, or similar professional. For document imaging purposes, one (1) set of drawings shall be a maximum size of 11" x 17" and the second should not exceed 24" x 36". DPP staff may request additional copies after acceptance of the application.

1. Site Plan. Two (2) copies of a site plan drawn to scale, showing existing and proposed structures, including fences and walls. In addition, the site plan should also indicate the following:
  - a. Existing structures to be removed and/or modified;
  - b. On-site traffic circulation patterns and access;

Statement (EIS) law, then provide documentation of compliance.

1. If the project involves an exempt class of action, pursuant to Section 11-200-8, Hawaii Administrative Rules (HAR), then provide written documentation of such exemption from the appropriate proposing and/or approving agency (for projects subject to HRS Chapter 343, only); or
2. Submit two (2) copies of the Finding of No Significant Impact (FONSI) or EIS for the project.

*Note: If the project requires an Environmental Assessment (EA) or EIS, then this must be processed before the CUP application will normally be accepted for processing. If the DPP is going to be the accepting agency for the EA or EIS, please note that there is now a \$600 and \$1,200 processing fee, respectively. Additionally, there is a non-refundable application review fee of \$200 and \$400, respectively, which shall be applied to the processing fee upon acceptance. Please submit two separate checks (and/or money orders) for the two fees (\$400 processing fee and \$200 review fee for the EA; \$800 processing fee and \$400 review fee for the EIS). All fees should be payable to the City and County of Honolulu. Checks or money orders which are not properly authorized or that are more than 3 months (90 days) old will not be accepted; and, applications submitted without the proper fees will not be further processed.*

3. If the project is not an exempt class of action, but is associated with a prior FONSI or EIS, then a determination must be made that a Supplemental EA or EIS is not necessary before the CUP application will be accepted for processing. Therefore, provide detailed written justifications why the proposal does not require the preparation of a Supplemental EA or EIS.

*Note: If the project has substantially changed in size, scope, intensity, use, location, timing, or other means since the time the FONSI was issued or the EIS was accepted, and the project will involve significant effects, then the Applicant must prepare a supplemental assessment prior to submitting the application for the CUP. The supplemental assessment will be processed in the same manner as the EA or EIS (see Subchapter 10 of Chapter 200, Title 11, HAR, for details).*

- III. Pre-application Procedures For Transmitting Antennas Only. Prior to submitting a CUP application for a transmitting antenna, the Applicant **must present** the project to the neighborhood board of the district where the site is located, or if no such neighborhood board exists, then to an appropriate community association.



City and County of Honolulu  
Problem Report

**COPY**

Reference # 128950

7/11/2019 9:56:39 AM

Please check the section that relates to the problem you would like to report:

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Abandoned Vehicle          | <input type="checkbox"/> Playground/Equipment         | <input type="checkbox"/> Sidewalk                                    |
| <input type="checkbox"/> Civil Defense Siren        | <input type="checkbox"/> Pothole                      | <input type="checkbox"/> Storm Drain                                 |
| <input type="checkbox"/> Curb or Gutter             | <input type="checkbox"/> Public Restroom              | <input type="checkbox"/> Street Light                                |
| <input type="checkbox"/> Driver's License Services  | <input type="checkbox"/> Refuse/Bulky Item Pick-up    | <input type="checkbox"/> Street Sign                                 |
| <input type="checkbox"/> Fire Hydrant               | <input type="checkbox"/> Road or Street Condition     | <input type="checkbox"/> Street Tree                                 |
| <input type="checkbox"/> Motor Vehicle Registration | <input type="checkbox"/> Satellite City Hall          | <input type="checkbox"/> Traffic Signal                              |
| <input type="checkbox"/> Park or Beach              | <input type="checkbox"/> Sewer (please call 768-7272) | <input checked="" type="checkbox"/> Other: <u>stormwater/cwb/dpp</u> |

Please describe the problem and include details that help us understand 1) What the problem is, 2) Where it is, 3) When it was observed:

TMK: Parcel Number 670010510000  
Location Address KEALOHANUI ST  
Project Name  
Legal Information  
Property Class AGRICULTURAL  
Land Area (approximate sq ft) 637,805  
Land Area (acres) 14.6420

there are land owners that are building yurts for their new zero waste community to live on using the land. they will be installing composting toilets later and using the remaining debris from these toilets to fertilize the land and what they grow. they currently have no plans to install a wastewater system. they also have no permits because they said they are exempt. they are clearing and grubbing the area with no stormwater/cleanwater prevention methods in place. (this is all what i got from their contractor there today 7.11.19)

the land may possibly be accessible by foot only due to the gates.

could you please send someone to look into possible stormwater/cleanwater discharge and permit violations. also building permit violations.

Please provide the address closest to this location, and/or detailed instructions to assist us with finding it:

adjacent to: kahaone loop or waialua beach road. <https://qpublic.schneidercorp.com/Application.aspx?AppID=1045&LayerID=23342&PageTypeID=1&PageID=9743&KeyValue=670010510000>

Sometimes we need additional information to help us locate or resolve the issue you reported. For this reason, we ask that you provide your name and a phone number and/or email address so that we may contact you. We respect your privacy and will keep your contact information confidential.

Name: Kealoha

Phone: \_\_\_\_\_

Email: ainaluna18@gmail.com

## Problem Report

**COPY**

Reference # 128950

7/11/2019 9:56:39 AM

Please check the section that relates to the problem you would like to report:

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Abandoned Vehicle          | <input type="checkbox"/> Playground/Equipment         | <input type="checkbox"/> Sidewalk                                    |
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| <input type="checkbox"/> Driver's License Services  | <input type="checkbox"/> Refuse/Bulky Item Pick-up    | <input type="checkbox"/> Street Sign                                 |
| <input type="checkbox"/> Fire Hydrant               | <input type="checkbox"/> Road or Street Condition     | <input type="checkbox"/> Street Tree                                 |
| <input type="checkbox"/> Motor Vehicle Registration | <input type="checkbox"/> Satellite City Hall          | <input type="checkbox"/> Traffic Signal                              |
| <input type="checkbox"/> Park or Beach              | <input type="checkbox"/> Sewer (please call 768-7272) | <input checked="" type="checkbox"/> Other: <u>stormwater/cwb/dpp</u> |

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Sometimes we need additional information to help us locate or resolve the issue you reported. For this reason, we ask that you provide your name and a phone number and/or email address so that we may contact you. We respect your privacy and will keep your contact information confidential.

Name: [REDACTED] Phone: \_\_\_\_\_  
Email: [REDACTED] \_\_\_\_\_



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

850 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honolulu.gov](http://www.honolulu.gov) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)



KIRK CALDWELL  
MAYOR

KATHY K. SOKUGAWA  
ACTING DIRECTOR

TIMOTHY F. T. HIU  
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI  
DEPUTY DIRECTOR

2019/SMA-19(ST)  
2019/CUP-30

**NOTICE OF INCOMPLETE APPLICATION**

File Nos: 2019/SMA-19 and 2019/CUP-30

Applicant/Landowner: The Point at Haleiwa LLC

Agent: Abe Lee

Location: 67-201 Waialua Beach Road - Waialua

Zoning District: AG-2 General Agricultural District

State Land Use District: Agricultural District

Tax Map Key: 6-7-001: Portion of 051 (Lot 4)

Received: July 2, 2019

Request: SPECIAL MANAGEMENT AREA USE PERMIT (MINOR) and  
CONDITIONAL USE PERMIT (MINOR) to establish an  
outdoor recreation (camping) facility.

The above applications cannot be accepted at this time because we need the following additional information:

1. Site and Improvement Plans: A more detailed site plan, drawn to scale, should be provided which clearly indicates the proposed camp ground boundaries, access roads, parking area, and pedestrian paths to each of the 20 individual camp sites. We note that the aerial imagery, zoning, State Land Use, and Flood maps included in the application materials appear to point to areas beyond the 5.082-acre area of Lot 4.

2019/SMA-19 Waialua (THE POINT AT HALEIWA LLC)

Plans for other improvements, such as for each camp site, should include details for the yurt or other decking platforms and their foundations. Plans for the lavatory, sink and shower facilities, water lines, drainage, and septic system improvements must also be submitted. Also, any fencing or other improvements that are proposed to contain campers and prevent unauthorized individuals or pets or animals from entering the camp grounds, should be disclosed.

2. Access and Parking Improvements: Existing access and proposed access improvements need to be clearly shown. Although the application states that no grading or grubbing is required, in absence of current conditions, we are unable to verify that such improvements are unnecessary. Furthermore, we note that the cost estimate provided by J. Uno & Associates, attached as Appendix VII, indicates there is "fine grading."

If only pedestrian access to campsites is proposed, the revised application should clarify whether vehicular access will be made possible on a limited basis (by a locked gate, etc.) in case of emergencies or for maintenance vehicles. It must also illustrate how access to the camp facility from Waialua Road to the parking area will be provided. Plans and details are needed for the construction of the 24-space parking lot and methods for confining vehicles to the parking lot area only. Please also clarify whether access will also be provided from Kiapoko Street via Lot 7-A, or strictly from Waialua Beach Road over Lot 121. Finally, since access to areas beyond the proposed camp (Parcel 4) is provided by the existing access Lot 7-B, which forms the makai boundary of the proposed camp, will this access parcel be separated from the camp facility boundaries?

3. Facilities and Improvements: The site appears to be overgrown with decades of unmanaged growth. Although no grading or grubbing is indicated, a complete description of existing terrain, soils and vegetation is not provided, and we question how pathways and campsites can be established without grubbing the four decades of unattended growth. The revised application must describe the existing conditions and proposed grubbing and new ground cover proposed for the facility. There needs to be more information and plans for specific improvements within the individual camp sites, including the 12-foot diameter yurt platforms, foundations, fire pits, the individual restroom and shower facilities for each camp site, as well as the camp facility's storage containers. Details on the roadways and parking areas, and how vehicles will be restricted to designated parking areas for the safety of campers and guests. The proposed illumination of the facility needs to be more thoroughly described.
4. Operation and Management: A more comprehensive description of overall operations is needed, including the maximum number of campers that will be allowed at any given time, a full staffing description beyond the two individuals who will be present at all times, including the staff or vendors who will manage



proposed recreational activities (i.e., snorkeling, diving, and surfing, etc.). Logistics such as check-in and check-out, rules, and day-user visits, gatherings, etc., maintaining camp grounds, security measures (i.e., closing gates, etc.) must be disclosed. Although no permanent offices are proposed, how and where will camp staff be housed and made accessible to camp users? What measures are proposed to ensure the security of campers and how will the separation of day-users and beach users be enforced?

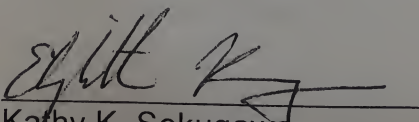
5. SMA Objectives: The policies and objectives of the SMA, Chapter 25, Revised Ordinances of Honolulu (ROH), must be more fully addressed. For example, how was it determined that there are no threatened or endangered flora and fauna, or terrestrial, marine, or riparian habitats located on or near this site? The revised application should address how information was gathered to determine that migratory birds do not frequent this undeveloped area, and whether monk seals or green sea turtles inhabit, frequent, forage, or loaf in or around the near-shore areas of Kaiaka Bay. The discrepancy in the application between page 3, which states that campers will engage in ocean activities, such as swimming, snorkeling, diving, kayaking, fishing, and surfing, and page 17, which states there will be no activity within the shoreline area, must be resolved. Off-and near-shore conditions should be discussed in order to determine whether the proposed camp could have negative impacts on the marine environment and how such impacts might be mitigated.

Existing drainage conditions and flood hazard compliance requirements need to be provided. The site is located entirely within the VE Velocity Hazard Zone, also known as the Coastal High Hazard Area, with an elevation of 16 feet above mean sea level (msl). Please clarify how the proposed yurt platforms and decking that will be less than 30-inches in height in an area with elevations of five to nine feet above msl, can meet flood requirements of ROH Chapter 21A. The revised application must also address the proposal in the context of sea level rise and climate change mitigation and adaptation.

Historic and Archaeological Resources - The application states that an Archeological Inventory Survey (AIS) was conducted for this property in 2003. However, a copy of the AIS was not included in the application. Even though it was done a number of years ago, the AIS and its findings, should be included as part of the revised application. Also, written evidence of the review and approval of the AIS by the State Historic Preservation Division (SHPD) should be provided. We note that the Puuiki Cemetery (Parcel 3) is immediately mauka of the site. Any previous cultural impact studies or assessments of the property or nearby sites, would be useful to support a "no effect" determination. The revised application must address how camp activities and users will not impact the cemetery and what type of mitigation measures are proposed (i.e., new fencing or signage).

6. State and County Plans, Policies, and Regulations: As a site located completely within SMA, the revised application must address how the proposed camp site complies with the General Plan and North Shore Sustainable Communities Plan.
7. Camp Rules: A draft copy of the anticipated camp rules for users of the facility should be provided. It should include management responsibilities, and emergency procedures that are to be incorporated within the camp facility. Details such as maximum numbers of campers allowed, and rules to be employed regarding campfires, recreational uses, access to the shoreline, and levels of activities which will occur beyond the limits of the camp facility (Parcel 4), should be discussed in the context of supporting a no-affect determination on the SMA.
8. Shoreline Certification: Although the application indicates that a 2012 certified shoreline survey is attached as Appendix VI, the attachment is a shoreline survey prepared in 2014, which references the coordinates of the shoreline certified in 2012. In order to verify that all proposed camp improvements will be located beyond the 55-foot waiver line, a much larger and more detailed survey must to be provided. Further, the application needs to verify whether the coastline has significantly changed since 2012.
9. When resubmitting the application, please include at least two hard copies and at least six electronic copies in pdf form (CD) for distribution to appropriate agencies for review and comment.

We are returning your process filing fees of \$200, \$ 400, and \$100 (check Nos. 1016, 1017 and 1019). Should you have any questions, please contact Steve Tagawa, of our staff, at 768-8024.

  
For: Kathy K. Sokugawa  
Acting Director

Date: July 17, 2019

Enclosure: Check No. 1016, 1017, 1019  
Receipt Nos. 123255 and 123256



CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING & PERMITTING  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

RECEIVED  
19 JUL -9 AIO :23  
LAND USE PERMITS DIVISION MASTER APPLICATION FORM

Additional data, drawings/plans, and fee requirements are listed on a separate sheet titled "Application Instructions."  
PLEASE ASK FOR THESE INSTRUCTIONS.

All specified materials described in the "Instructions for Filing" and required fees must accompany this form; incomplete applications will delay processing. You are encouraged to consult with Zoning Division staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing."

Please print legibly or type the required information.

SUBMITTED FEE: \$ 400 + \$600

PERMIT/APPROVAL REQUESTED (Check one or more as appropriate):

Cluster:

- ☐ Agricultural  
☐ Country  
☐ Housing

Conditional Use Permit:

- ☒ Minor ☐ Major

☐ Existing Use:

(Indicate Type of Use)

Environmental Document:

- ☐ Environmental Impact Statement  
☐ Environmental Assessment  
☐ Supplemental

☐ Minor Shoreline Structure

☐ Modify Approved Permit:

(Indicate Reference File No.)

☐ Plan Review Use

Planned Development:

- ☐ Housing  
☐ Commercial (WSD Only)  
☐ Resort (WSD Only)  
☐ Interim Planned  
Development-Transit (IPD-T)

Shoreline Setback Variance  
Special District Permit:

- ☐ Minor ☐ Major

(Indicate District)

☐ Downtown Height >350 Feet

Special Management Area Use Permit:

- ☒ Minor ☐ Major

☐ Temporary Use Approval

☐ Variance from LUO Section(s):

☐ Waiver from LUO Section(s):

☐ Zoning Adjustment, LUO Section(s):

☐ HRS Section 201H-38 Project

TAX MAP KEY(S): 1-6-7-1-51, Lot 4

LOT AREA: 5.082 Acres

ZONING DISTRICT(S): AG 2

STATE LAND USE DISTRICT: Agriculture

STREET ADDRESS/LOCATION OF PROPERTY: 67-201 Waialua Beach Road, Waialua HI 96791

RECORDED FEE OWNER:

Name (& title, if any) The Point at Haleiwa LLC

Mailing Address 4960 Mana Place

Hon HI 96816

Phone Number 630-6103

Signature *Abe Lee*

PRESENT USE(S) OF PROPERTY/BUILDING:

Vacant Land

APPLICANT:

Name Same as owner

Mailing Address SAME AS OWNER

Phone Number

Signature *Abe Lee*

AUTHORIZED AGENT/CONTACT PERSON:

Name Same as owner

Mailing Address

Phone Number

E-mail abelee1948@gmail.com

Signature

PROJECT NAME (if any):

REQUEST/PROPOSAL (Briefly describe the nature of the request, proposed activity or project):

Applicant requests for concurrent approval for a CUP minor and a SMA Minor for the permitted use of an Outdoor Recreational Use as a campground.

POSSE JOB NO.

REV. 2/8/2018



VICINITY MAP

Feet

TAX MAP KEY(S): 2-7-009: 008 and 009

FILE NO.: 2019-05N-14

**CONCURRENT APPLICATIONS FOR  
CONDITIONAL USE PERMIT (CUP), MINOR  
AND  
SPECIAL MANAGEMENT AREA (SMA) MINOR PERMIT**

**WAIALUA CAMPGROUND  
VACANT LAND AT KEALOCHANUI STREET  
BETWEEN WAIALUA BEACH AND KAIKA BAY**

**Tax Map Key:**  
**6-7-001: 051 and 052, Lot 4**

**Owner**

The Point at Haleiwa LLC  
4960 Mana Place  
Honolulu, HI 96816

**Applicant/Agent**

Abe Lee  
4960 Mana Place  
Honolulu, HI 96816

***July 1, 2019***



**CUP MINOR PERMIT AND  
SMA MINOR PERMIT**

**WAIALUA CAMPGROUND  
VACANT LAND OFF OF WAIALUA BEACH ROAD  
LOCATED BETWEEN WAIALUA BEACH AND KAIAKA BAY**

**Tax Map Key: 6-7-001: 051, Lot 4**

**I. INTRODUCTION**

The Applicant, Camp Haleiwa LLC, is submitting its requests for a concurrent CUP Minor Permit and SMA Minor Permit to the City and County of Honolulu, Department of Planning and Permitting (DPP) to allow a recreational campground on vacant land at Kealohanui Street between Waialua Beach and Kaiaka Bay, Tax Map Keys 6-7-001: 051, Lot 4, (the "Property") located in Kamananui, Waialua, Oahu, Hawaii. The CUP Minor Permit application is required due to the Project's location in the AG-2 General Agricultural District. The SMA Minor Permit application is required due to the Property's location within the SMA of the Island of Oahu, Hawaii. [Note: Even though the site involves a shoreline lot, there will be no development within the shoreline setback for the Property.]

**II. GENERAL INFORMATION**

- |    |                    |   |   |
|----|--------------------|---|---|
| A. | APPLICANT/AGENT    | : | The Point at Haleiwa LLC<br>4960 Mana Place<br>Honolulu, HI 96816<br>Phone no. (808) <b>630-6103</b>  |
| B. | APPROVING AGENCY   | : | City and County of Honolulu<br>Department of Planning and Permitting<br>650 S. King Street, 7 <sup>th</sup> Floor<br>Honolulu, Hawaii 96813 |
| C. | RECORDED FEE OWNER | : | The Point at Haleiwa LLC<br>4960 Mana Place<br>Honolulu, HI 96816<br>Phone no. (808) <b>630-6103</b>  |
| D. | TAX MAP KEY        | : | 6-7-001: 051, Lot 4   |
| E. | LOCATION           | : | Vacant land:<br>Between Waialua Beach and Kaiaka<br>Bay (Appendix II)   |

F.	LOT AREA	:	5.082 acres (Appendix I)
G.	STATE LAND USE	:	Agriculture District (Appendix II)
H.	ZONING	:	AG-2 General Agricultural District (Appendix II)
I.	SPECIAL MANAGEMENT AREA (SMA)	:	Project is within the SMA of Oahu (Appendix II)
J.	FEMA FLOOD ZONE	:	FIRM Zone VE, with 16-foot base flood elevation (Appendix III)

### III. PROJECT DESCRIPTION

#### A. BACKGROUND

The project site ("Property") is 5.082 acres. (See Appendix 1.) The property is currently vacant land with no structures.

In the past, the property was used as an active dairy by Dole, but over 40 years have elapsed since the dairy has been in operation, and all related structures have since been removed from the site. The Property is in the AG-2 General Agricultural District and the State Land Use Urban District. It is also located within Oahu's SMA.

#### B. PROJECT DESCRIPTION

The Applicant proposes to develop and operate an "outdoor recreation facilities" use on the Property; specifically, a recreational campground. The Applicant will be providing separate designated individual campsites that will be available, to the general public, for rent to campers. Each individual campsite will include its own wooden platform where camping tents can be pitched off the ground, and a sink/faucet, outdoor shower, limited outdoor lighting and electrical connection, and compostable toilet. Campers can bring their own camping gear (e.g., tents, sleeping bags, etc.), or they will be able to rent camping gear and recreational equipment from the campground operator.

Since the Project site is a shoreline property within the SMA of Oahu, the Applicant's proposal must also comply with the requirements of Chapter 25, Revised Ordinances of Honolulu (ROH), i.e., the SMA Ordinance. Since the project valuation for the Project is less than \$500,000.00 and is not anticipated to have any significant or adverse impact on SMA resources, an SMA Minor Permit



is appropriate. (See Appendix VII.) The individual campsites will be optimally situated along the shoreline; however, there will be no development within the 40-foot shoreline setback and additional 15-foot waiver line affecting the Property. (See Appendix VI.) Therefore, the requirements of ROH Chapter 23 (Shoreline Setback Ordinance) are not applicable to the Project's development.

[Note: A shoreline survey for the Property was certified in 2012 by the State of Hawaii, Department of Land and Natural Resources (DLNR). Further, the Applicant *has ordered an update to the* current shoreline survey done in 2012 for certification by the DLNR; albeit, an updated certification has not yet been obtained as of the date that this Application is being submitted. In any event, there will be no campground related development within the area 55 feet mauka of the regulatory shoreline based on the most recent shoreline survey.

There will be 20 individual campsites developed by the Applicant within the campground which will be available to campers for overnight camping in tents or under the stars, and to engage in appropriate recreational outdoor activities, such as, but not necessarily limited to: yoga, hiking, kayaking, fishing, star gazing, roasting marshmallows, reading, painting, drawing, bird watching, whale watching, swimming, snorkeling, underwater diving, surfing, lounging in a hammock, and other camping-related recreational activities. Campers will be able to pitch their own tents, bring their own hammocks, or rent tents and hammocks from the campground on a daily or weekly basis. There will be no buildings or permanent structures of any kind built for the lodging of guests; i.e., there will be no vacation cabins associated with the campground. Per the US Forest Service, adequately-sized recreational campsites should be at least 2,500 square feet in area. Accordingly, each individual campsite will have a designated area of at least 2,500 square feet to provide sufficient space and separation. (See Appendix IV.) Each individual campsite will include a wooden platform of about 500 square feet to accommodate tents and/or sleeping bags, an outdoor sink/faucet and shower, a compostable toilet, limited outdoor lighting and electrical connection, and appropriate containers for trash and recyclables. (See Appendix IV.)

Campers will stay for short periods of time, usually for a weekend or perhaps even a week; although, some campers may choose to stay a bit longer. Accessory to the campground there will be simple common cooking facilities for the campers to prepare food consistent with a traditional campground. Hibachis will also be available for campers to BBQ in their own campsite. Off-street parking for campers will be provided within an existing designated parking area on the Property, near its entrance, that is of sufficient size for the number of campgrounds to be on the site. No additional grading or improvements are anticipated to be needed to provide adequate parking space.

The campground will operate on a full-time basis. Staff will be available on the site from 6:00 AM to 10:00 PM to service campers and provide security. There



will normally be two (2) staff on-site during the times that the campground is open, and more staff as may be needed if the campground is busier than usual. Off-street parking for staff will be provided in the vicinity of the office.

Other than the infrastructure necessary to support individual campsites, space for certain on-site outdoor recreational activities (e.g., walking trails), area for farm space and the accessory office site, the Property will remain relatively undeveloped. The property has a wide variety of natural trees and plants that will be preserved and maintained to provide a natural landscape and ambiance throughout the campground. Campers will be given a printed guide upon their arrival that states the importance of proper behavior, including the preservation of the local environment; e.g., not shining any type of lights towards the shoreline and ocean, and not disturbing wildlife.

### C. DESCRIPTION OF SITE AND SURROUNDING USES

The project site consists of a relatively large (5.082 acres) property with relatively level terrain, and an extensive shoreline. The Property has direct access to Waialua Beach Road, a public roadway, via its private ROW lots. To the South is an active farmland property that is owned by Dole, but operated by a private farmer. Also, to the Southwest of the property, is the Waialua Cemetery, which is also owned by Dole and maintained by neighborhood volunteers who have family cemetery plots there. (See Appendix II.)

There are existing trails within the site that will be used to internally access each of the proposed individual campsites, with no additional grading or improvements being necessary. The property has a wide variety of existing natural and introduced trees and plants that will be preserved and maintained by the campground operator to provide a healthy natural landscape and serene ambiance throughout the site.

1. Flood Hazard Area: The entirety of the Property is in the VE Zone, which includes areas of 100-year coastal flood with velocity (wave action), with a base flood elevation of 16 feet. (See Appendix III.) Therefore, development on the Property is subject to compliance with the general and coastal high hazard area standards enumerated in ROH Sections 21A-1.6 and 21A-1.9, respectively. The design plans and methods of construction for the development of the proposed recreational campground *will be* certified by a licensed architect for compliance with all applicable Flood Hazard Area requirements.

Natural Habitats: Existing habitats will not be adversely affected. The campground will essentially preserve the natural landscape and wildlife, the flora and fauna, currently found on the Property. The Property was previously used as a commercial dairy by Dole, so much of the existing landscape on the site consists of small trees and a lot of grass. These



landscaping elements will be maintained. There are numerous ironwood trees. Trees and plants that will be preserved in place as a beautiful natural landscape. There are mongoose, rats, different kinds of common birds and insects on the property.

Overgrown grass and shrubs will be regularly cut and maintained to preserve the health, beauty and general ambiance of the site and to reduce the chance of brush fires during dry seasons. All existing trees will remain in place. They will not be cut down unless necessitated by some unforeseen need, e.g., due to the illness or death of a particular tree. No new plantings are being planned as part of the Project, since there is already an abundance of plant life. The Property has a beautiful natural landscape that will be preserved. (See Appendix IV, Landscape Map.)

2. Parks and Recreation: There are no other recreational campgrounds in Waialua. The Property is ideally and uniquely situated for use as a recreational campground due to its location at the Western head of Kaiaka Bay; a situation providing both an attractive location for campers and an opportunity in the surrounding community to preserve the site as a significant open and natural space. (See Appendix III, Aerial Imagery.)

Throughout the North Shore area there are numerous other parks and beaches for the public to enjoy. However, there are not many options for camping in the North Shore region, especially along the shoreline. Therefore, the proposed recreational campground will compliment the network of public parks and beaches that are available in the North Shore region and the Waialua community, in particular.

3. Community Concerns: In the past, the surrounding community has advocated that the Property be used for something other than just a vacant piece of land. There have been past problems with the vacancy of the Property, such as unauthorized homeless encampments, drinking, vandalism, broken bottles and illegal dumping. The surrounding community welcomes an additional recreational campground that will: (a) Be available to the public, and which has beach access; (b) be locally owned; and, (c) encourage usage by locals through offerings of reasonable kamaaina rates and aloha. The Applicant will work closely with the Waialua neighborhood to make sure that the campground is viewed as a positive resource available to the surrounding community, the North Shore region, and the island wide population. The Applicant was born on Oahu and has a deep understanding of the local culture and need to show respect to the Waialua neighborhood and North Shore region.

Potential nuisances will be actively managed and controlled. The campground will be designed to be "off the grid"; to be used as a retreat from the hustle and bustle of modern, urban life. There will be minimal



outdoor lighting, noise, or pollution generated by the operation of the campground. The collection and management of trash, including active recycling efforts, will be undertaken by the campground operator with great diligence given and care taken to preserve the ambiance and natural state of the site. There will be minimal dust associated with the campground, because its access road is paved and campers will not be permitted to drive around inside the Property; i.e., the campers' private vehicles will be limited to use of the primary access driveway (connected to Waialua Beach Road) and parking area provided within the campground.

The Property is isolated from other development within the surrounding community with no residential lots as neighboring properties. This very limited function is appropriate and complimentary to the beautiful natural landscape. There is existing landscaping along all boundaries of the property that will help screen the campground -- which will inherently be sparsely developed -- from any residential uses.

#### D. OTHER PERMITS OR APPROVALS

The Project is not subject to Hawaii Revised Statutes (HRS) Chapter 343, Environmental Impact Statements. Furthermore, the requirements of ROH Section 25-3.3(c) are not applicable, since the Project qualifies for an SMA Minor Permit. Therefore, an Environmental Assessment is not required for the Project, and none has been prepared.

A shoreline setback variance is not needed to develop the Project. There will be absolutely no campsites or development of any kind within the 40-foot shoreline setback for the Property and the additional 15-foot waiver line (for a total of at least 55 feet mauka of the regulatory shoreline). The most current certified shoreline survey for the Property was prepared in 2012. (See Appendix VI.) A current shoreline survey has been prepared, but has not yet been certified by the DLNR. [Note: The Applicant is aware that if all of its development is located mauka of the 15-foot waiver line then they are not required to obtain a new current certified shoreline survey; i.e., that the requirement to obtain a new certified shoreline survey is "waived." [See DPP Part 2 Rules, Sections 13-5(a)(4) and (b)(1).] However, the Applicant wishes to make it clear that they will apply this additional setback to its development of the Project as a pledge to ensure that there is no potential adverse impact to the regulatory shoreline area of the lot.] The site plan for the Project shows that all of the planned campsites will be situated beyond the (total) 55-foot setback from the regulatory shoreline.

1. Water Approvals and Trenching Permits: The Applicant will need to obtain a water meter approval and approval for water allocation from the Board of Water Supply (BWS). The installation of underground pipes for the transmission of water to the campsite sinks/faucets and showers, and



to the accessory office, will also require an approved trenching permit from the DPP Civil Engineering Branch (CEB). [Note: No grading or grubbing work is anticipated to be necessary to develop the recreational campground; therefore, the Applicant does not anticipate needing to obtain any grading or grubbing permits from the CEB.]

2. Building Permits: The proposed wooden platforms for each of the individual campsites will require building permits. However, if these platforms will be less than 30 inches above finish grade, it is not anticipated that building permits will be required. However, the construction of these platforms or any improvements or additions must and will comply with the Flood Hazard Area regulations. The Property is in the VE Zone, with a 16-foot flood elevation.
3. DOH Approvals: Since the Property is not connected to the municipal wastewater system, the Project will not need a Sewer Connection approval from the DPP Wastewater Branch. However, the proposed compostable toilets will require DOH approval. The Project will also need DOH approval for the planned outdoor sinks/faucets and showers. Wastewater applications for septic tanks have been submitted to the DOH and the Applicant understands that this is a condition that must be met.
4. Traffic Impact Analysis Report (TIAR): The DPP Traffic Review Branch (TRB) has requested that the Applicant prepare a TIAR for the Project. This was done and the TIAR for the Project is attached as Appendix VIII to this Report.

#### E. LAND USE ORDINANCE (LUO) COMPLIANCE

The Project will comply with all applicable LUO requirements.

1. AG-2 General Agricultural District Permitted Uses and Structures: The Applicant proposes to develop and operate an "outdoor recreation facilities" use on the Property -- specifically a recreational campground -- which is permitted as a conditional use in the AG-2 District with an approved CUP, Minor, pursuant to LUO Section 21-3.50-4(a) [Table 21-3]. As stated in LUO Section 21-10.1, Definitions:

*"Outdoor recreation facilities" means permanent facilities for active outdoor sports and recreation, other than golf courses. Typical uses include: parks, playgrounds, botanical gardens, golf driving ranges, tennis courts, riding stables, academies, and trails, and **recreational camps**." (Emphasis added.)*

2. AG-2 General Agricultural District Development Standards: Development in the AG-2 District is subject to the development standards enumerated in LUO Section 21-3.50-4(b) [Table 21-3.1].

a. Lot Size and Dimensions:

The subject lot, Lot 4, exceeds the minimum lot size and (150-foot) lot (width and depth) dimension standards for the AG-2 District, and will comply with all of the flag lot requirements enumerated in LUO Section 21-4.20.

- b. Building Area: There will be no buildings for the campground's 5.082 acre lot so the maximum building area allowed within the AG-2 District will not be exceeded.

Since the proposed campground's building area is negligible it will be far less than the maximum allowed in the LUO.

- c. Yards: There are minimum 10-foot front, side and rear yard (setback) requirements for development in the AG-2 District. The campground will be free of structures besides the decks for tents, and there will be no structures of any kind that will be located anywhere close to this minimum setback requirement. (See Appendix IV, Site Plan.) The closest designated campsite to the will be **20** feet away from any property line.

- d. Height and Height Setbacks: The maximum permitted height for structures in the AG-2 District is 15-25 feet above existing or finish grade, whichever is lower. There is a height setback for, those portions of a structure that will exceed 15 feet, of height of one (1) foot from the buildable area boundaries for the zoning lot for each two (2) feet of the structure's height that will be above 15 feet. [See LUO Section 21-3.50-4(c).] There will be no grading performed on the site for the development of the campground; therefore, existing grade will be finish grade. There are no planned structures that will be close enough to the buildable area boundaries (i.e., required yards) such that the height setback standard will even be relevant. And, none of the planned structures will exceed the maximum 25-foot building height limit, even though some of them -- e.g., the accessory office -- will have to be elevated above the 16-foot flood elevation.

2. Article 5 Compliance: Outdoor recreational facilities are subject to the use-specific development standards enumerated in LUO Section 21-5.510. Subsections (a) and (b) pertain specifically to those outdoor recreational uses involving animals. Since the Project will not involve animals, these standards are moot. Subsection (c) requires that 50 percent or more of the project site



be dedicated to active agricultural use or as open space for a minimum of 10 years. Nearly 99 percent of the land area of the recreational campground will be maintained as open space and forestry, mainly of native Hawaiian plants in cooperation with DLNR's re-forestry grants programs. There will be food source plants grown on the property for the campers to enjoy such as bananas, coconuts, bananas, mangoes and avocados. The Applicant will dedicate at least 50 percent of the Project's land area to **open space** as required by the Director of DPP through appropriate condition(s) of approval for the CUP, Minor, to authorize the recreational campground use. Attached is a site map that shows the dedicated land areas for open space and campground use.

3. The Applicant is working with the nursery named Hui Ku Maoli Ola in Kaneohe which offers only native Hawaiian plants and programs to reforest large areas such as the Applicant's parcel. The shoreline area will be replanted with native ground cover plants and shrubs to restore native habitats. These initiatives are in line with City and State initiatives to only replant with native plants, trees and bushes on government owned lands. The property will serve as a showcase to locals and visitors of the beautiful variety of native plants that live along the Northern Oahu coastline and other coastlines around Hawaii. The location will be used for education about preserving natural lands and a habitat for growing endangered species that are native to the Waialua coastline. A large variety of small and large trees will be planted so that the property will have a native forest of large shade trees that thrive in low coastal areas for future generations to enjoy and that is currently not available for the general public to view easily.

4. Landscaping and Screening:

- a. Parking Lot Landscaping: Parking lots with more than five (5) spaces shall provide a 5-foot landscape strip adjacent to any street right-of-way. [See LUO Section 21-4.70(a).] The only frontage the Project site will have to a street or ROW will be the width of the lot stem (Parcel 52) of the flag lot created by its joint development. Therefore, these landscaping and screening requirements are not applicable. [Note: The various roadway ROW lots within the Project will become internal access drives, rather than streets, by virtue of the joint development of the site.]

Parking lots with more than 10 parking stalls must have one (1) minimum 2-inch caliper canopy form tree for every six (6) parking spaces, or one minimum 6-inch caliper canopy form tree for every 12 parking spaces. Each tree must include a minimum 9-square foot planting area. And, these trees must be evenly distributed throughout the parking area. [See LUO Section 21-4.70(b).] The campground will use an existing designated parking area within the Property for the off-street parking needs of its campers. Since the



site is already characterized by the existence of ample landscaping, including numerous trees, the Applicant is not proposing to provide any new trees for the parking area. The principle purpose of these particular LUO parking lot landscaping standards is to reduce the impact of paved parking surfaces. The campers' parking lot will not be paved with an all-weather surface and will not be visible from the street (Waialua Beach Road) and adjoining properties, which negates the need for any additional landscaping or screening. Therefore, the Applicant is requesting a modification to the parking lot landscaping requirements prescribed by LUO Section 21-4.70(b), as may be allowed pursuant to LUO Section 21-2.90-2(c).

- b. Perimeter Landscaping and Screening: There will be no designated on-site service areas or loading spaces associated with the recreational campground; therefore, there are no related landscaping or screening requirements. The centralized refuse collection area for the campground will be appropriately screened – by a wall or hedge at least six (6) feet in height on at least three (3) of its sides, as required by LUO Section 21-4.70(d).
  - c. Irrigation System: Since no new landscaping is planned by the Applicant for the recreational campground, and existing plants and trees on the Property consists of natural landscape, no permanent irrigation system is needed or proposed. Hose bibs can and will be installed at various locations within the campground, as may be needed, however, with the approval of the BWS and/or DOH.
5. Parking and Loading: Minimum off-street parking for those outdoor recreation facilities involving a "recreational camp" is "to be determined by the [DPP] Director," pursuant to LUO Section 21-6.20 [Table 21-6.1]. The Applicant is proposing to provide adequate space for at least one (1) standard-size (8.25 x 18 feet) parking space per campsite, plus two (2) standard-size parking spaces for employees. Off-street parking for campers will be provided within an existing designated parking area on the Property, close to its entrance, that is of sufficient size and configuration to accommodate the needs for the 20 proposed campsites within the campground. The parking lot will have 20 parking stalls for guests and 2 parking stalls for staff with a surface of crushed coral, gravel or grass driveways consistent with other State Parks and campgrounds. No additional grading or other improvements are anticipated to be necessary to provide adequate off-street parking for the campground. Since the Property is in the AG-2 District, the designated parking area is not required to paved with an all-weather surface. [Reference: LUO Section 21-6.60(a).] Furthermore, in order to preserve the inherent open and natural quality of the site, the Applicant is requesting that the parking area not be required to be surfaced with crushed rock or gravel, in-lieu of an all-



weather surface, as may be permitted by the DPP Director for conditional uses pursuant to LUO Section 21-2.90-2(c).

The LUO does not prescribe an off-street loading requirement for outdoor recreation facilities uses; and, in any event there is more than adequate space within the Project site to accommodate any occasional loading space needs which may arise from time to time.

6. Project Signage: Non-dwelling uses in the agricultural districts are allowed only one (1) sign per zoning lot, with a maximum sign area of 12 square feet, which can only be non-illuminated or indirectly illuminated, and which cannot exceed a height of eight (8) feet above finish grade. [See LUO Section 21-7.40(b).] This sign cannot be mounted closer than 10 feet from the property line fronting a street. Project signage will comply with these LUO sign standards.

#### F. SITE SUITABILITY

1. Size, Location, Topography and Natural Features: The 20 designated individual campsites proposed for the campground -- with an area of at least 2,500 square feet per campsite -- will occupy a space of about 50,000 square feet. This is less than 25% of the land area of the 5.082 acre campground; and, most of the area within each campsite will be open space. Therefore, nearly all of the area of the campground -- almost 75% percent of it -- will be undeveloped open space.

The terrain is essentially level; and, other than the existing internal roadways, the Property is and will remain essentially undeveloped. The land area consists of grassy areas and various shrubs, bushes and trees. The soil is classified by the US Department of Agriculture (USDA) as "*moderately well drained; slow to medium runoff; moderate permeability.*" There is an extensive shoreline along the North and East boundaries of the Property, consisting of both sandy beach (to the East, and which forms the Western terminus of Waialua Beach) and rocky (to the West into the East-side of Kaiaka Bay) coastline. (See Appendix III, Aerial Imagery.) The combined characteristics of the Project site -- its size; its open and undeveloped character; its location; its accessibility (via Waialua Beach Road), yet relative isolation within the surrounding community -- are ideally suited to its proposed use as a recreational campground.

- a. Hiking: There are numerous hiking trails within miles of the campground ranging from easy hikes to complicated hikes. Within five (5) miles there is the Kealia Trail, which has 336 good ratings on AllTrails.com. Puaena Point trail is a nice half-mile hike located just two (2) miles from the proposed campground. There are numerous trails throughout the Kuaokala Forest Reserve, and in

Waiialua Town on Puuiki Street, Twin Bridge Road, Helemano Road, Kaheaka Road. A map of the various trails within the proximity of the campground will be provide to campers as part of the information material that will be given to them upon their arrival.

- b. Kayaking: The proposed campground has over 2,300 linear feet of beachfront. Kayaks will be available by rent for use by campers so that they can enjoy the beautiful Waiialua and Haleiwa coastline. The water is fairly calm and perfect for kayaking by people of all experience levels.
- c. Yoga Retreat: The campground will offer peaceful places for campers to do yoga in a beautiful Hawaiian setting.
- d. Fishing: For generations, locals have fished in the Waiialua area from the shore and on boats. There are papio, oama, oio and other fish that are good for recreational fishing and eating. Campers will be able to try their hand at fishing by bringing their own fishing gear or using fishing poles that the campground will have for rent or as part of an activity package. Lateral access along the Property's shoreline for non-camping area fishermen will continue, unabated, as required by law.
- e. Star Gazing: The Waiialua neighborhood at night is dark and star gazing is amazing. There is a steady flow of shooting stars throughout the night. Campers will be able to enjoy the peaceful feeling of watching the stars and the various astrological constellations with telescopes that the campground operator will make available to campers.
- f. Camp Fires: Campers will have an area within their individual campsites to enjoy a nighttime camp fire and roast marshmallows with their group of campers. Each campsite will have its own fire pit, which will be appropriately designed to comply with any requirements or recommendations of the Honolulu Fire Department (HFD) to ensure the safety of the campers and surrounding community.
- g. Personal Recreation and Relaxation: The campground will provide a quiet, peaceful place to enjoy a book, or have an enjoyable conversation with fellow campers. There will be an area in the camp dedicated to art where campers can paint, draw, and create various forms of visual art while surrounded by nature. An area for campers will be reserved to. Meditate, reflect and practice religious and spiritual beliefs while in a beautiful natural environment. Dedicated art areas will have easels, paint, and other supplies for



campers to create their own art that they can take home with them as a memory of their visit to the campground. Campers will be able to lounge in hammocks at their individual campsites for rest and relaxation.

- h. Bird Watching: Within a few miles of the Project site there are numerous areas that are famous for bird watching, such as the James Campbell National Wildlife Refuge, where campers can view rare species of birds that are local to Hawaii or that have migrated from thousands of miles away, even from as far away as Alaska.
  - i. Whale Watching: From December to April every year, campers will be able to have a perfect view of whales migrating from the colder northern waters through the Hawaiian Islands chain. The campground will offer binoculars and information on where the whales usually like to breach and how to locate them.
  - j. Water Sports: Campers will be able to swim along the more than seven (7) miles of white sandy beach that make up Waialua Beach and Mokuleia Beach. Opportunities for snorkeling, underwater diving, and surfing are readily available within the site and general area.
- 2. Historic, Cultural, and Archeological Resources: There are no historically or culturally significant sites on the property. Lateral access to the beach by the public will be continued, unabated, as required by existing law. An archeology inventory study (AIS) had been prepared for the Landowner in 2003. There were no sets of Iwi found on Lot 4.
- 3. Flood Hazard Areas: The entire property is located in the VE Zone, Coastal High Hazard District, with a 16-foot flood elevation. All proposed structures within the campground will comply with the applicable requirements of ROH Chapter 21A, Flood Hazard Areas.
- 4. Infrastructure: The Proposed recreational campground will cause only a modest increase in traffic on Waialua Beach Road, require water service, trash collection services, and a need to maintain the Property. The Applicant will provide the necessary infrastructure within the campground to ensure that the it is maintained to a very high standard of cleanliness, safety, and upkeep.
  - a. Access and traffic: The Property has direct access to Waialua Beach Road, which is a public street, and will not substantially increase the traffic, since there will only be 20 campsites available to the public. Nevertheless, the TRB has requested that the Applicant prepare a TIAR for the Project, and this is attached as

Appendix IX to this Report. The access road is currently paved and its entrance to Waialua Beach Road is 84 feet wide. The driveway within the property is 34 feet wide and paved. There is, thus, sufficient width to provide two-way access without congestion or significant chance of collision. Since the property's access is so wide, and there is excellent visibility from both the ingress and egress vantages for the Property, no off-site traffic-related improvements are needed to support the Project.

Wastewater: The site is not connected to the municipal wastewater system. Therefore, all campground toilets facilities will consist of septic systems to be approved by the State of Hawaii, Department of Health (DOH). Self-compostable toilets, as well as an outdoor shower and sink will connect to a DOH-approved wastewater system and will be NSF 41 certified (the certification needed to use composting toilets in the state of Hawaii). Septic systems will be able to handle the capacity for sinks & showers per DOH standards. There will be 5 septic systems that are DOH approved. The leach field will meet DOH standards. Drawings of the septic systems, leach fields and site map are included.

Water: The site has adequate water from the City and County of Honolulu. The Applicant has paid for 2 water meters that are scheduled to be installed off of Waialua Beach Road by the end of July 2019.

- b. Refuse: There are gray, green and blue refuse and recycle bins provided to the property by the City. The Gray bin refuse (general rubbish) is picked up by the City every Monday. *The plant waste (Green) bins and (Blue) bins are picked up every Thursday by the City.*
  - i. Bulky item pickup by the City is available every second Wednesday of each month. Adequate facilities for rubbish (trash cans) will be provided on each of the individual campsites. Trash will be regularly collected by staff and removed from the site weekly by City refuse services. If needed, there are many private companies which serve the area that can provide additional refuse collection services. The campground will recycle everything that can be feasibly recycled, and implement practices to reduce waste as much as possible and re-use whatever is possible. The centralized trash location pickup area is noted on the attached site map. The campground will collect trash daily and dispose of all trash properly while emphasizing the needs for campers to recycle their waste. Employees will take measures to insure that the maximum amount of items are recycled.



- c. Fire Protection: Other than the accessory office, which will include its own sprinkler system, there will be no buildings on the site. And, there are existing fire hydrants in the area along Waialua Beach Road. Therefore, the Applicant does not foresee the need to install any additional fire protection improvements. The Applicant will work with the HFD to ensure that the proposed fire pits for each of the individual campsites will be properly designed and appropriately used.
- d. Police Services: The Property is located in the area served by the Honolulu Police Department (HPD) District 2 police team, which provides police services to all of the North Shore region. No increase in HPD services is anticipated to be needed to operate the recreational campground.
- e. Power: Electrical power to the campground will be provided by on-site solar and/ photovoltaic (PV) systems that will be installed on the site to keep the property off the power grid. The solar panels will generate up to 10 KW of power on a consistent basis. Solar panels and the solar set up will be permitted by DPP. There is also power from HECO available to the property. Outdoor lighting will be screened or located to ensure that light is not directed towards the shoreline or ocean water, to ensure that area wildlife is not adversely affected.
- f. Potable Water: Water will be provided by the Board of Water Supply (BWS) through a potable water connection. A water meter and on-site, underground water lines will have to be installed to provide water to sinks/faucets and outdoor showers, subject to approval by the BWS. Proposed water meter, proposed water line and water connections to each campsite are detailed on the attached site map. Typical water usage will be consistent with the Board of Water guidelines for water usage by one person per day. Since the guests are camping their water consumption should be equal to or less than an average Board of Water client.

G. NO ANTICIPATED ADVERSE IMPACTS TO SURROUNDING PROPERTIES

The proposed outdoor recreation facilities (recreation campground) use will not alter the character of the surrounding area in a manner substantially limiting, impairing or precluding the use of surrounding properties for the principal uses permitted in the respective underlying residential and agricultural zoning districts. No grading or grubbing will be done on the property. Construction activity will be limited for 20 individual campsites. The natural landscape and topography of the Property will essentially remain the same as it exists today. The recreational campground will produce no fugitive noise or dust, and the amount of solid waste what will be generated will be modest. With only 20 individual campsites, the

campground will not have a significant impact on the traffic along Waialua Beach Road. Staff will be on-site to ensure the appropriate behavior of campers within the campground, and provide on-site security. And, the Applicant will provide neighboring properties with a contact person who can be reached at any time to report problems or concerns. Therefore, the proposed recreational campground will not adversely impact its surrounding community.

#### H. COMMUNITY BENEFITS

The proposed outdoor recreational campground on the Project site will provide a facility that will contribute to the general welfare of the Waialua neighborhood, North Shore region and island-wide community-at-large. The proposed use of the site as a campground will improve the character of the surrounding area in a positive way. The property used to be an active dairy factory, over 40 years ago, but it is currently just vacant land and has been for a long time. The proposed campground will serve as a terrific way for the public to enjoy the extensive and wide shoreline that the property offers; and, provide an option for beachfront camping that is not currently available in the area. The use of the Property as a campground will deter other potential negative problems, such as homeless encampments, illegal dumping, loitering, trespassing, illegal camping, fires and other forms of vandalism, and illegal structures being built by people that don't own the property or have the authority to do so. These have all been past problems with the Property. The Waialua neighborhood will benefit from the site being used, managed, and maintained in a responsible way.

The proposed recreational campground will give local families an option to camp on the beach in their own neighborhood. Maintaining the entire area as a recreational campground will give the public the chance to enjoy the entire 5.082 acres of beachfront land in a beautiful natural setting that is perfect for outdoor recreational use. The campground can be used by area schools, Ohana, friends, and other groups such as Boy Scouts, or out of town guests looking for a nature experience while visiting Hawaii. The proposed campground will provide a fantastic camping opportunity for the community, and can help support Waialua-area and other North Shore businesses. The proposed campground will be a much better use of the Property than its current "use" as a vacant lot with no on-site management.

### IV. SPECIAL MANAGEMENT AREA (SMA) PERMIT

#### A. PROJECT VALUATION

A detailed project valuation for the development of the proposed recreational campground has been prepared for the Applicant by *J. Uno & Associates*, a qualified third-party estimator. (See Appendix VII.) The determined project



valuation is \$306,216 which is less than the \$5000,000.00 monetary threshold that triggers an SMA Use (Major) Permit. [See ROH Section 25-3.3(2)(e)(A).]

## B. SMA RESOURCES

The Project involves the development and operation of an outdoor recreational facilities use – a recreational campground – which is a permitted “conditional” use in the AG-2 General Agricultural District. The site is in the State Land Use Urban District, where the AG-2 District zoning of the Property is appropriate. Its development, as proposed, will not significantly affect SMA or special wetland resources. There are no special wetlands resources in the vicinity of the Property. The 5.082-acre recreational campground site will be sparsely developed. There will only be 20 individual campsites, each of which will be modestly improved with a simple wooden platform to support a camping tent, a simple outdoor sink and shower, a compostable toilet, a fire pit, trash can, and minimal outdoor lighting and electrical connection. There will be no grubbing, grading, or new paved surfaces associated with the campground; so, there will be no alteration to landforms of any kind. Development of the recreational campground will in all of its aspects be sensitive to preserving the natural and open state of the site to the fullest extent possible; the driving concept behind the Project being to take full advantage of these very qualities.

1. Near Shore Water Quality and Water Resources: The proposed campground will not adversely affect near shore water quality or other water resources. There will be no activity within the shoreline area, and no activity that will affect the underground water table. The design and operation of the proposed outdoor sinks and showers, and compostable toilets must and will be approved by the DOH. Campers will be notified at arrival about appropriate behavior, including proper disposal of rubbish and not putting anything into the water or drains that could cause problems. And, appropriate camping behavior will be monitored and enforced by on-site campground staff.
2. Flood Hazard Area and Shoreline Setback: The entire campground is located within the VE Zone, Coastal High Hazard Area, with a base flood elevation of 16 feet. (See Appendix III.) All of the structures and infrastructure proposed as part of the campground’s development will be designed and constructed by a licensed engineer to ensure compliance with all applicable Flood Hazard Area requirements. Furthermore, there will be no development of any kind within the 40-foot shoreline setback for the Property, or within the additional 15-foot waiver line. (See Appendix VI.)
3. Coastal Ecosystems: There is wildlife in the area from time to time, such as birds, fish, mongoose and rats. There have not been any reports of seals on the beach fronting the Property, but campers will still be notified

that Hawaiian Monk Seals are a protected species, and that they must follow the rules of no interaction with seals for their wellbeing and protection. Campers will receive instructions from the campground operator on how best to respect, protect and maintain the natural environment. Staff will be on-site to monitor the behavior of the campers (e.g., no loud music or yelling, no fireworks, proper interaction with wildlife, etc.); enforce campground rules (e.g., no outdoor lighting directed towards the shoreline, no dumping, proper recycling, etc.); and provide appropriate security. Fixed outdoor lighting will be designed and shielded to prevent light spillage onto the shoreline and ocean. So, adverse impact to the area's ecosystem will be negligible.

4. Historical, Cultural and Archeological Resources: An AIS has been prepared for the Property. No lwi were found on Lot 4.
5. Scenic, Open Space and Recreational Resources, and Shoreline Access: The proposed campground will provide a new and exciting opportunity for the people of Oahu and its visitors to experience a quality outdoor recreational camping experience in a beachfront environment. Shoreline access will be preserved and maintained. The natural, open space character of the 5.082-acre Property will be preserved; enhancing the quality of Kaiaka Bay and Waialua Beach, and preserving as open space a significant piece of "urban" land within the Waialua Neighborhood.

----- |End of Report| -----



# AERIAL IMAGERY



# Zoning Map



0 0.04

0 0.05

Esri HERE Garmin Op



# State Land Use Map



# SMA Map

SITE







## Flood Hazard Assessment Report

www.hawaiiifip.org

### Property Information

COUNTY: HONOLULU  
 TRAC NO: 11-6-1-001-051  
 WATERSHED: KIMO, WAIALUA  
 PARCEL ADDRESS: KEALOHANUI ST  
 WAIALUA, HI 96791

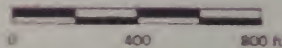
### Notes:

### Flood Hazard Information

FORM INDEX DATE: NOVEMBER 05, 2014  
 LETTER OF MAP CHANGES: NONE  
 FEMA FORM NUMBER: 15003CD105H  
 FIRM EFFECTIVE DATE: JANUARY 19, 2011

THIS PROPERTY IS WITHIN A FLOOD HAZARD EXCLUSION ZONE: YES  
 FOR MORE INFO, VISIT: <http://www.hawaiiifip.org>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: YES (OA-001-F)  
 FOR MORE INFO, VISIT: <http://planning.hawaii.gov/dam/>



Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. HawaiiIfip.org and its employees do not warrant the accuracy of the information and legal advice provided by the DLNR, its officers, and employees and from any liability which may arise from its use or its advice or information.

If this report has been submitted as "for information" please note that it is being provided for informational purposes only and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determination. Please refer to the Department of Land and Natural Resources website for flood zone determination.

### FLOOD HAZARD ASSESSMENT ZONE LAYER LEGEND

(Note: legend sheet was generated with IFIP-10)

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD** - The 1% annual chance flood (100-year), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AD, V, and VE. The base flood elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones.

	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of standing); BFE determined.
	Zone AD: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

**NON-SPECIAL FLOOD HAZARD AREA** - An area in a low to moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

	Zone X5 (X shaded): Areas of 0.2% annual chance flood, or areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

### OTHER FLOOD AREAS

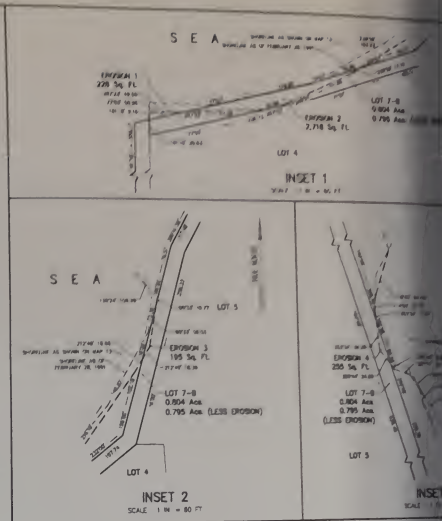
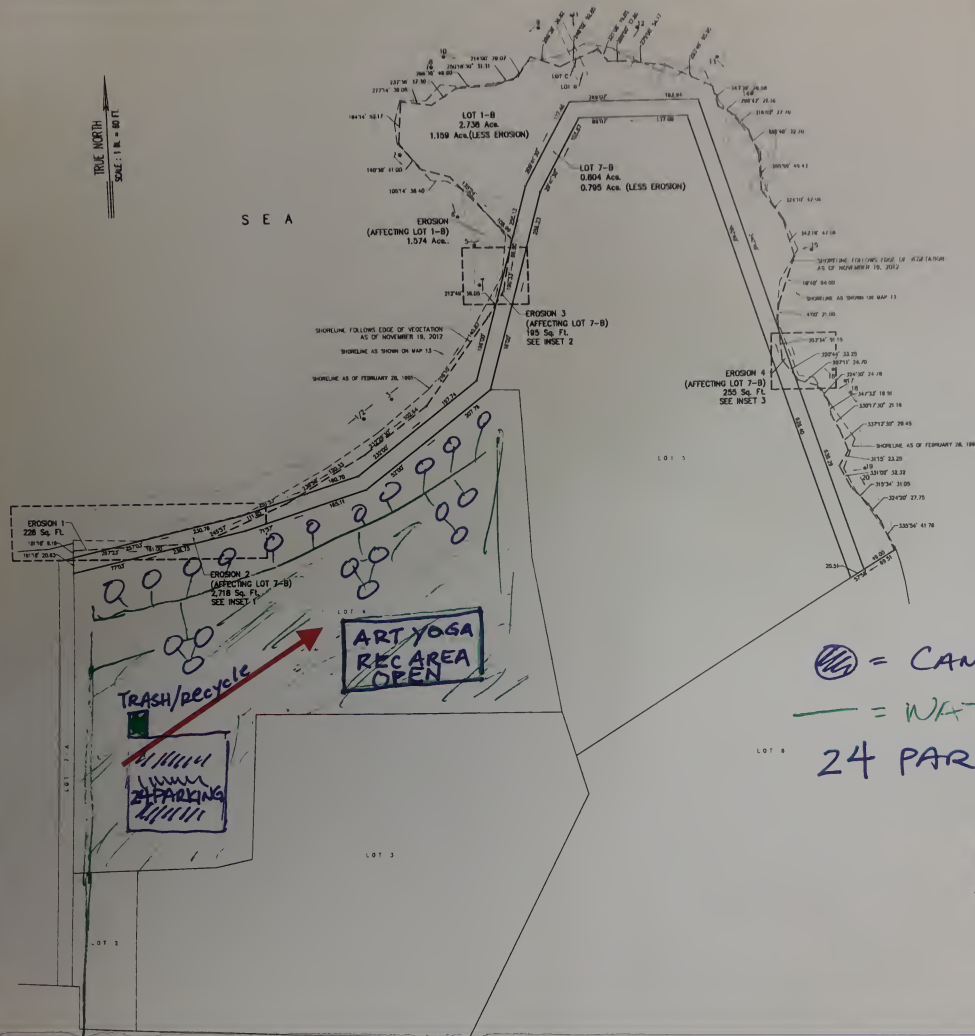
	Zone D: Unshaded areas where flood hazards are substantial, but flooding is possible. No mandatory flood insurance purchase applies, but coverage is available in participating communities.
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**APPENDIX VI**  
**(2012) CERTIFIED SHORELINE SURVEY**



TRUE NORTH  
SCALE: 1 IN. = 40 FT

SEA



⊗ = CAMPSITE + BATHROOM  
— = WATER  
24 PARKING

PROPERTY OWNER: SKILL BOKSALL  
PT CANADA LAKES  
VENTURA, CA 93143  
PROPERTY ADDRESS: NONE LISTED (194)

MAP SHOWING  
SHORELINE AFFECTING  
LOTS 1-B AND 7-B  
LAND COURT APPLICATION  
AT KAMAHANUA, HAWAII, CHAM  
SCALE: 1 IN. = 40 FT  
FEBRUARY 12, 2013

**WFT**  
Walter F. Thompson, Inc.  
Surveying & Mapping

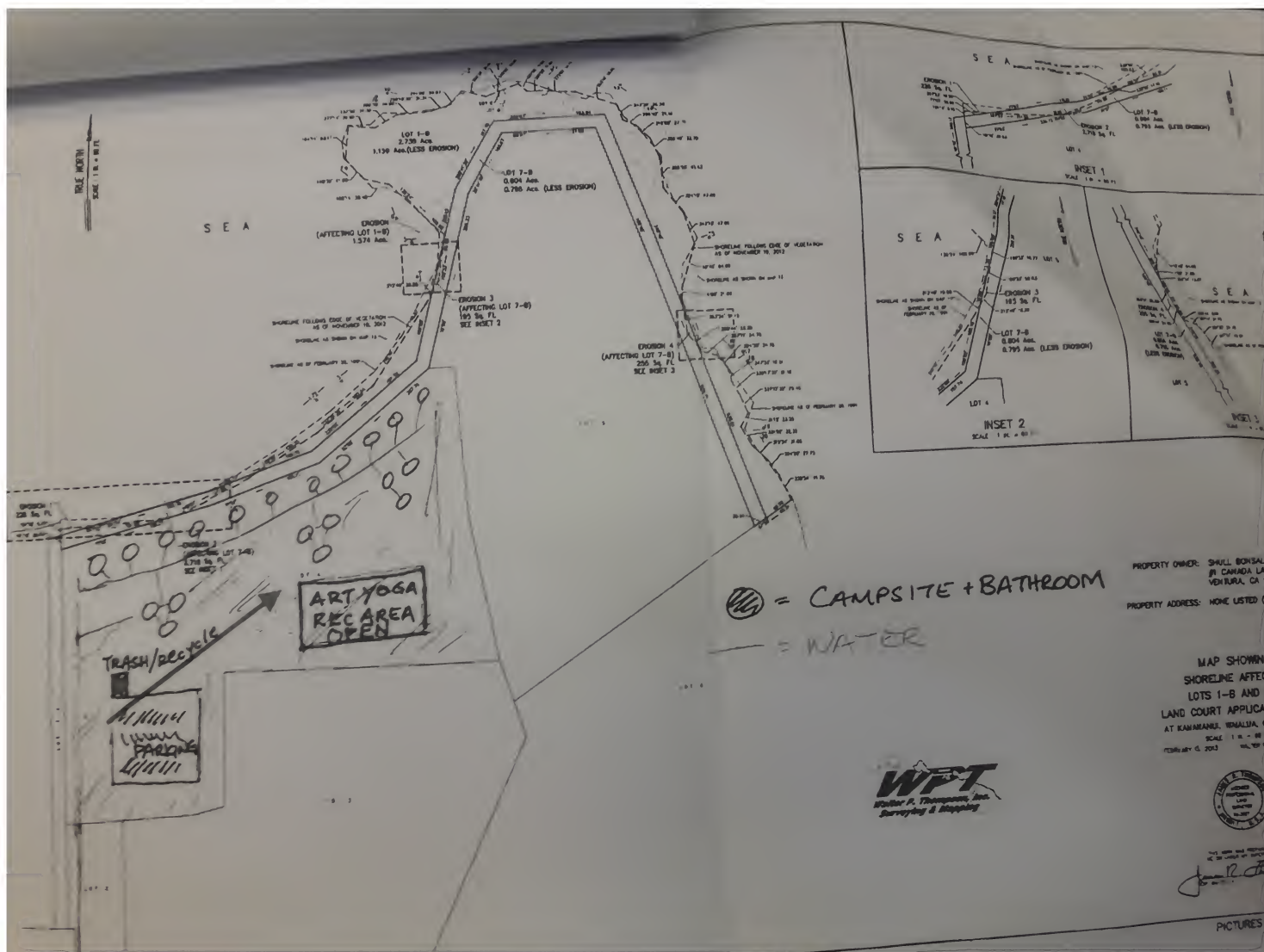


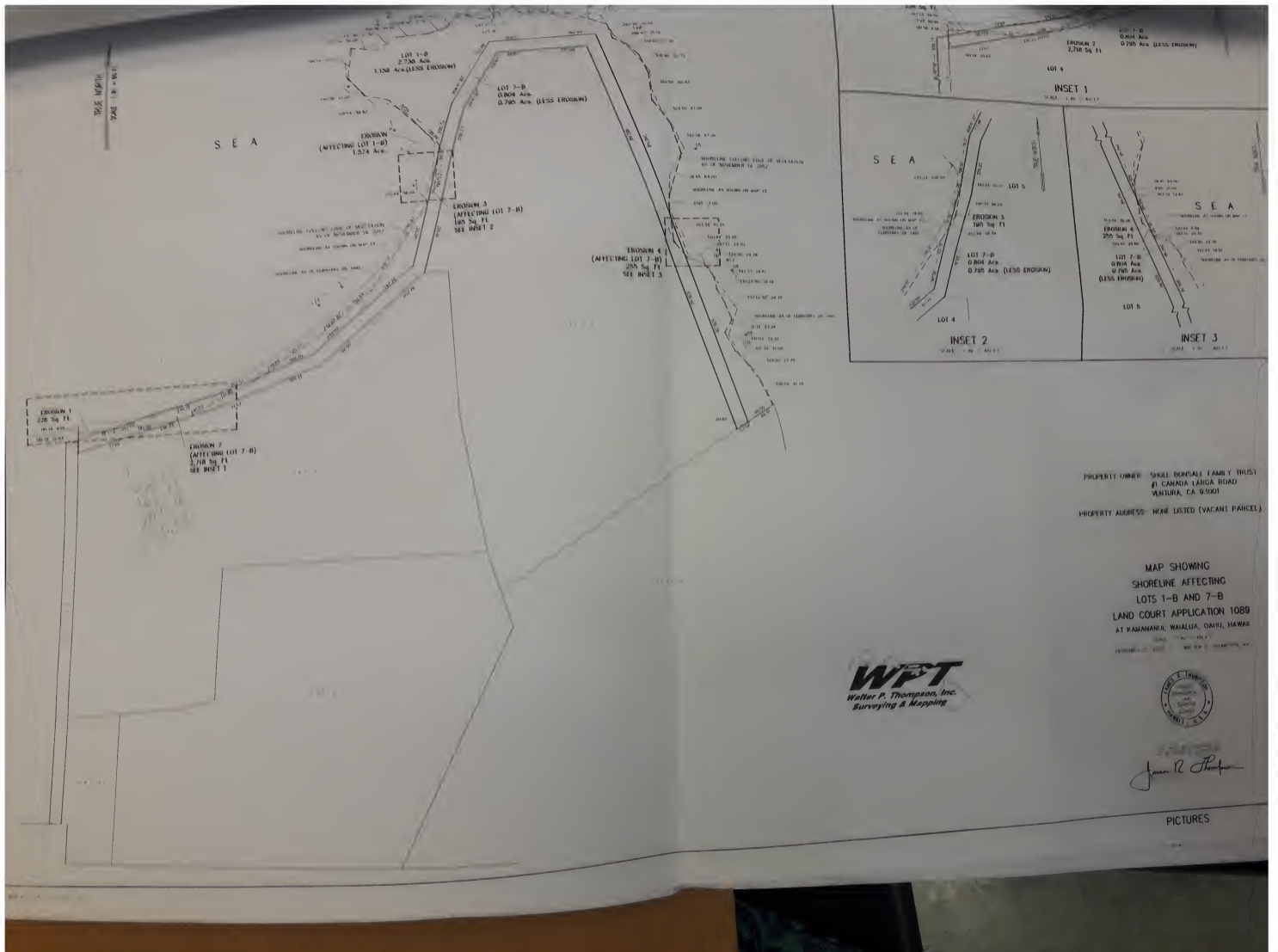
James L. Thompson  
Surveyor

PICTURES









PROPERTY OWNER: SHIRL BONNELL FAMILY TRUST  
#1 CANANDA LARCA ROAD  
VENTURA, CA 93001  
PROPERTY ADDRESS: HONOLULU (VACANT PARCELS)

MAP SHOWING  
SHORELINE AFFECTING  
LOTS 1-B AND 7-B  
LAND COURT APPLICATION 1089  
AT KAWANAHU, MAUI, OAHU, HAWAII

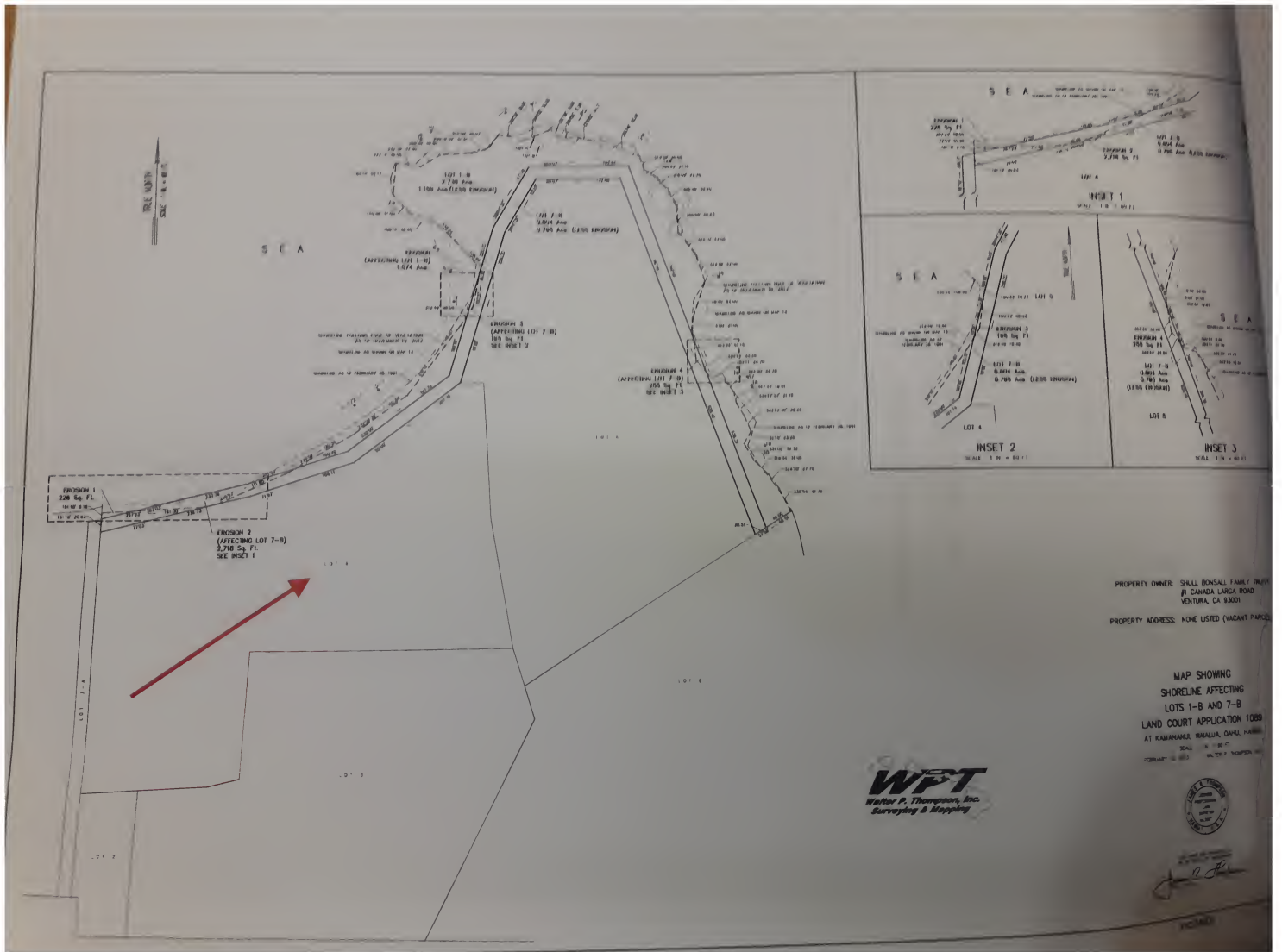
**WPT**  
Walter P. Thompson, Inc.  
Surveying & Mapping



*John R. Thompson*

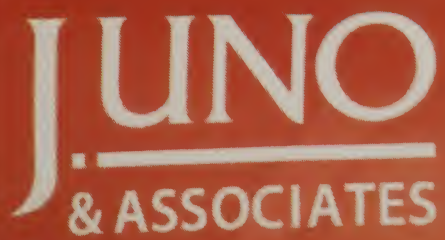
PICTURES





**APPENDIX VII**  
**PROJECT VALUATION**





■ CONSTRUCTION COST CONSULTANTS



## Cost Estimate for:

PROJECT NAME:	HALEIWA CAMPSITE
LOCATION:	HALEIWA, OAHU, HAWAII
DATE:	2/20/2019
PROJECT NO.:	JOB PROJECT NO.
JUA NO.:	19-025
PREPARED FOR:	ADAM LEE
SUBMITTAL:	SUBMITTAL



PROJECT: MALEFONG CAMPUS  
 LOCATION: HALENKA, OAHU, HAWAII  
 ARCHITECT: ADAM LEE  
 QTY BY:

PROJECT NO.: NEW PROJECT NO.:  
 SUBMITTAL: SUBMITTAL:  
 PRICES BY:

ESTIMATE NO.:  
 DATE: 11/11/2011  
 CHECKED BY:  
 DATE CHECKED: 11/11/2011

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / SUB		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

## BASE BID

### UTILITIES

Water Hookup	320	ft	\$7.20	\$2,304	\$32.00	\$10,240	\$39.20	\$12,544
BWS Water Meter Fee	1	ea	\$2,000.00	\$2,000			\$2,000.00	\$2,000
Water Catchment & Storage <i>→ slope and how</i>	1	ea	\$17,500.00	\$17,500			\$17,500.00	\$17,500
Water Pump	1	ea	\$7,000.00	\$7,000			\$7,000.00	\$7,000
Septic System	5	ea	\$8,000.00	\$40,000	\$3,200.00	\$16,000	\$11,200.00	\$56,000
Solar Panels	45	ea	\$140.00	\$6,300	\$140.00	\$6,300	\$280.00	\$12,600

### CAMPUS STRUCTURES

#### COMMON

Storage Containers	2	ea	\$2,400.00	\$4,800	\$1,600.00	\$3,200	\$4,000.00	\$8,000
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#### YURTS

Yurt Deck, 12" Dia	20	ea						
Site Fine Grading	20	ea			\$320.00	\$6,400	\$320.00	\$6,400
Concrete Footing, Precast	200	ea	\$32.00	\$6,400	\$42.00	\$8,400	\$74.00	\$14,800
Deck Framing	2,262	sf						
Beam, 4x6 Wood	1,760	bf	\$1.65	\$2,904	\$6.00	\$10,560	\$7.65	\$13,464
Blocking, 2x6 Wood	2,488	bf	\$1.65	\$4,105	\$5.00	\$12,441	\$6.65	\$16,546
Rough Hardware	20	ea	\$25.00	\$500	\$140.00	\$2,800	\$165.00	\$3,300
Decking	2,488	sf	\$2.10	\$5,225	\$3.50	\$8,708	\$5.60	\$13,934
Plywood Facia, 3/8", 6 1/2"H	168	bf	\$2.40	\$404	\$14.00	\$2,352	\$16.40	\$2,763
Finish	2,897	sf	\$0.20	\$579	\$2.05	\$5,938	\$2.25	\$6,517
Bathrooms	20	ea						
Simple Shed	20	ea	\$480.00	\$9,600	\$620.00	\$12,400	\$1,100.00	\$22,000
WC	20	ea	\$450.00	\$9,000	\$280.00	\$5,600	\$730.00	\$14,600
Shower	20	ea	\$225.00	\$4,500	\$210.00	\$4,200	\$435.00	\$8,700
Lav	20	ea	\$250.00	\$5,000	\$210.00	\$4,200	\$460.00	\$9,200

SUBTOTAL,				\$128,122		\$119,746		\$247,868
Contractor Overhead & Profit			16%	\$20,500	16%	\$19,159	16%	\$39,659
Contractor Bonds, Insurance & Tax			7%	\$9,660	7%	\$9,029	7%	\$18,689
<b>TOTAL</b>	<b>1</b>	<b>LS</b>		<b>\$158,282</b>		<b>\$147,934</b>		<b>\$306,216</b>





PROJECT: HALEIWA CAMPSITE  
LOCATION: HALEIWA, OAHU, HAWAII  
ARCHITECT: ADAM LEE  
QTY BY: -

PROJECT NO.: JOB PROJECT NO.

SUBMITTAL: SUBMITTAL

PRICES BY: -

ESTIMATE NO.: 19-025

DATE: 2/20/2019

CHECKED BY:

DATE CHECKED: 2/20/2019

DESCRIPTION	QTY	UNIT	MATERIAL / SUB		LABOR / EQPT		TOTAL	
			UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

### (BASE) BASE BID

#### SITE UTILITIES

Water Hookup	320	lf	\$7.20	\$2,304	\$32.00	\$10,240	\$39.20	\$12,544
BWS Water Meter Fee	1	ea	\$2,000.00	\$2,000			\$2,000.00	\$2,000
Water Catchment & Storage	1	ea	\$17,500.00	\$17,500			\$17,500.00	\$17,500
Water Pump	1	ea	\$7,000.00	\$7,000			\$7,000.00	\$7,000
Septic System	5	ea	\$8,000.00	\$40,000	\$3,200.00	\$16,000	\$11,200.00	\$56,000
Solar Panels	45	ea	\$140.00	\$6,300	\$140.00	\$6,300	\$280.00	\$12,600

#### CAMPSITE STRUCTURES

##### COMMON

Storage Containers	2	ea	\$2,400.00	\$4,800	\$1,600.00	\$3,200	\$4,000.00	\$8,000
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Deck Framing	2,262	sf						
Beam, 4x6 Wood	1,760	bf	\$1.65	\$2,904	\$6.00	\$10,560	\$7.65	\$13,464
Blocking, 2x6 Wood	2,488	bf	\$1.65	\$4,105	\$5.00	\$12,441	\$6.65	\$16,546
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Finish	2,897	sf	\$0.20	\$579	\$2.05	\$5,938	\$2.25	\$6,517
Bathrooms	20	ea						
Simple Shed	20	ea	\$480.00	\$9,600	\$620.00	\$12,400	\$1,100.00	\$22,000
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SUBTOTAL,				\$128,122		\$119,746		\$247,868
Contractor Overhead & Profit			16%	\$20,500		\$19,159	16%	\$39,659
Contractor Bonds, Insurance & Tax			7%	\$9,660		\$9,029	7%	\$18,689
TOTAL	1	LS		\$158,282		\$147,934		\$306,216

APPENDIX VIII  
TRAFFIC IMPACT ANALYSIS REPORT



**Information for Traffic Impact Analysis Report for proposed campground  
TMK 1-6-7-1-51, Lot 4**

1. The property is proposing 20 campground sites.
2. The access road is paved and located off of a main city road, Waialua Beach Road.
3. The access road is 20' + in width allowing for easy 2 way traffic
4. The visibility coming in and out of the property is excellent with a clear line of sight for the drivers that are entering and exiting, as well as a clear line of sight for cars and pedestrians heading both ways on Waialua Beach Road. There is no landscaping or trees that are blocking the line of sight.
5. Only regular size vehicles will access the property. No buses or oversized vehicles will access the property since the guests will be individual travelers.
6. There will be sufficient turnaround areas for emergency vehicles.
7. 24 regular size parking stalls will be available, 1 for each campsite and 4 for staff.
8. The traffic impact will be minimal especially along Waialua Beach Road because all the parking and turning around will be done thousands of feet from Waialua Beach Road.
9. Once the cars enter the main gate, all the traffic activity will be within the property and away from Waialua Beach Road and any public pedestrians.

**Information for Traffic Impact Analysis Report for proposed campground  
TMK 1-6-7-1-51, Lot 4**

1. The property is proposing 20 campground sites.
2. The access road is paved and located off of a main city road, Waialua Beach Road.
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4. The visibility coming in and out of the property is excellent with a clear line of sight for the drivers that are entering and exiting, as well as a clear line of sight for cars and pedestrians heading both ways on Waialua Beach Road. There is no landscaping or trees that are blocking the line of sight.
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8. The traffic impact will be minimal especially along Waialua Beach Road because all the parking and turning around will be done thousands of feet from Waialua Beach Road.
9. Once the cars enter the main gate, all the traffic activity will be within the property and away from Waialua Beach Road and any public pedestrians.



*Photographs include*

- *Entry from Waialua Beach Road, from both ingress and egress vantages*
- *Western, Southern and Southwestern property line (and adjacent uses)*
- *Coastline, typical views of both sandy and rocky beaches, and of Kalaka Bay*
- *Typical vantages from various places within the campground*
- *Satellite image of the entire property*

Paukauila  
Stream

apoko St





